

LANDSCAPE VEGETATION MANAGEMENT SUB PLAN

Moorebank Precinct East Stage 2

13 OCTOBER 2022

SYDNEY INTERMODAL TERMINAL ALLIANCE MOOREBANK PRECINCT EAST STAGE 2

Landscape Vegetation Management Sub Plan

Author	[REDACTED]	_____
Contributor	[REDACTED]	_____
Approver	[REDACTED]	_____
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Author Details

This Landscape Vegetation Management Sub Plan was originally prepared by Arcadis in consultation with Ground Ink (Landscape Architects).

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

Contributor Details	Qualifications and Experience
[REDACTED]	[REDACTED]

Author Details	Qualifications and Experience
[REDACTED]	[REDACTED]

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 Warehouses 6 and 7, 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
DPE	Department of Planning and Environment (formerly Department of Planning, Industry and Environment)
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
GANSW	Government Architect New South Wales
GFA	Gross floor area
IPA	Inner Protection Area
LCC	Liverpool City Council
LGA	Local Government Area
LOGOS	LOGOS Property Group
LVMSP	Landscape Vegetation Management Sub Plan
MPE	Moorebank Precinct East
MPW	Moorebank Precinct West
OEMP	Operational Environmental Management Plan
OFFMP	Operational Flora and Fauna Management Plan
RtS	Response to Submissions
SIOMP	Stormwater Infrastructure Operational Maintenance Plan
SIMTA	Sydney Intermodal Terminal Alliance
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.

Term	Meaning
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.
SSD	State significant development
TfNSW	Transport for NSW
UDLP	Urban Design and Landscape Plan

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1 BACKGROUND

The Project has been assessed by the Department of Planning and Environment (DPE) (formerly Department of Planning, Industry and Environment) (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). The Planning Assessment Commission (PAC) granted approval for the Moorebank Precinct East (MPE) Stage 2 Project on 31 January 2018 subject to Conditions of Consent (CoC (SSD 7628)). The DPE subsequently approved Modification 1 (MOD 1) in March 2022, MOD 2 on 31 January 2020 MOD 3 on 8 December 2020 and MOD 4 on 19 January 2021 under Section 4.55(1) of the (EP&A Act).

This Landscape Vegetation Management Sub Plan (LVMSMSP) has been developed to assist in the monitoring and maintenance of landscape elements associated with Stage 2 of the MPE Project (hereafter, the Project).

This LVMSMSP addresses the relevant requirements of the consolidated SSD 7628 development consent, including the Environmental Impact Statement (EIS), Response to Submissions (RtS), CoCs, and all applicable guidelines and standards specific to the monitoring and maintenance of landscape vegetation around the Project Site. This LVMSMSP forms part of the Urban Design and Landscape Plan (UDLP).

1.1 Introduction

The MPE Site, including the Project Site, 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 MPE 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.

Stage 2 of the MPE Project (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 DPE 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:

- approximately 300,000 m² gross floor area (GFA) of warehousing and ancillary offices
- freight village, 8,000 m² GFA of ancillary retail, commercial and light industrial land uses
- internal road network and hardstand across the site
- ancillary supporting infrastructure within the site, including:
 - stormwater, drainage and flooding infrastructure
 - fencing, signage, lighting, remediation and landscaping
- Moorebank Avenue upgrade including:
 - raising by about 2 m and some widening
 - embankments and tie-ins to existing Moorebank Avenue road levels
 - signalling and intersection works.

1.2 Purpose and Application

This consolidated LVMSMSP has been prepared to assist in the monitoring and maintenance of landscape elements required for the Project and to address CoC B141(a). The LVMSMSP has been prepared by a suitably qualified and experienced person(s), and approved by the Secretary (DPE) prior to commencement of construction of permanent built surface works and/or landscaping. It is noted that changes to the

implementation timeframes have been agreed with DPE letter reference 19/630085 dated 25/07/2019. The most recent, approved version of this LVMSPP will be implemented for the Project.

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

1.3 Staging of this Plan

Delivery of this LVMSPP will be staged (in accordance with CoC A14 and A15) to allow for the commencement of warehouse construction. The proposed staging of the LVMSPP is shown on Figure 1-1 and detailed within Table 1. This LVMSPP must be implemented prior to occupation of Warehouse 1 and/or the 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.

Table 1: Staged submission of the LVMSPP.

Works Area	Approximate Dates 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 Warehouse 4: Interim OC 22/05/20 Warehouse 5: Q4 2020
Area 3	Q2 2022	Warehouse 6 and 7	Q2 2023
Areas 4 – 6	TBC	Warehouse 2, the freight village, Moorebank Avenue Upgrade	TBC ¹

Note:

¹ Construction and occupational timing for Areas 4 – 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 employee outdoor meal break areas.

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

1.3.2 Relationship to Future Stages

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

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

The final stage of the LVMSMP consolidated 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 the consolidated document, the detailed design and tenancing requirements for Areas 3 to 6 were not finalised. However, typical plans and drawings for these areas were developed based on what was 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 LVMSMP will be delivered as follows

- Area 1 details were prepared and approved by DPE 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 compliant final detailed design across the remainder of the MPE Stage 2 Site.
- Area 2 was prepared and approved by DPE 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 consolidated LVMSMP included details for Areas 3 to 6. It was approved by DPE on 5 February 2021, prior to the commencement of permanent built surface works and/or landscaping of Warehouses 2, 6 and 7, the freight village (Area 4) and upgrade of Moorebank Avenue (Area 6).
- The consolidated UDLP, including this LVMSMP, has been updated to reflect the amended layout for Area 3, reconfiguring Warehouses 6, 7 and 8 to two warehouses (Warehouses 6 and 7). The amended consolidated UDLP includes detailed design plans for Area 3 that are consistent with approved landscape plans for Areas 1 and 2. This updated UDLP, and including the updated LVMSMP, has been submitted to DPE for information.

1.3.3 Triggers

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

Urban Design and Landscape Plan



LEGEND

Current MPE Stage 2 construction area	UDLP Staging: Area 1	Area 4
OSD	Area 2	Area 5
Road	Area 3	Area 6
Warehouse	Terminal hardstand	
Watercourse		

LOGOS

Figure 1-2: UDLP Staging

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 CoCs include requirements to be addressed in this plan and delivered during the Project. These requirements and how they are addressed is provided within Table 2. Note that there are no specific CoC from approved modifications relating to this plan.

In Table 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 2 Conditions of Consent (CoCs)

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) Section 1.2 Section 1.5 Appendix 0A	This LVMSPP has been prepared by a suitably qualified professional and in consultation with LCC, DPE and GANSW, as detailed in Section 1.5 and Appendix 0A. The consolidated UDLP including this subplan was approved by DPE on 5 February 2021.
	A Landscape Vegetation Management Sub Plan to assist in the monitoring and maintenance of landscape elements required to delivered as part of the approval.	This plan	This LVMSPP has been prepared to satisfy this condition.
B141(a)	The Plan must be prepared and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary.	Section 1.2	This LVMSPP has been prepared as a staged submission as detailed within Section 1.2. An extension of timing for implementation of these plans was agreed with DPE letter reference 19/630085 dated 25/07/2019.
	The Plan must provide details of the monitoring and maintenance procedures for the landscape vegetation elements,	Section 2.3	Details of the monitoring and maintenance procedures are included in Table 4 of Section 2.3. The specific monitoring and maintenance procedures for Area 1 are outlined in Table 5. The specific monitoring and maintenance procedures for Area 2 are outlined in Table 6. Table 4, Table 5 and Table 6 provide details on the maintenance action, task, responsibility, timing, location and duration of the procedures. Monitoring and maintenance procedures for Areas 3 to 6 will be consistent with those for Areas 1 and 2.
	rehabilitated vegetation and landscaping (including weed and pathogen control)	Section 2.3 Section 2.4	All vegetation within the Project Site will be removed during Early Works and construction of the Project.

CoC	Requirement	Document Reference	How Addressed
			<p>Responsibilities and timing for weed and pathogen control are discussed in Section 2.3. Section 2.4 outlines the Project’s approach to weed and pathogen control.</p> <p>For further detail on weed and pathogen control refer to the Operational Flora and Fauna Management Plan (OFFMP).</p>
	including performance indicators, identification of commitments,	Section 2.1	Commitments and performance indicators relevant to landscape vegetation management are identified in Section 2.1.
	identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration,	Section 2.3	<p>Responsibilities for landscape and vegetation monitoring and maintenance procedures are identified in Table 4, Table 5 and Table 6 of Section 2.3.</p> <p>Responsibilities for Areas 3 to 6 are consistent with those for Areas 1 and 2.</p>
	as well as contingencies where rehabilitation of vegetation and landscaping measures fail.	Section 2.5	Contingencies where vegetation and landscaping measures fail are identified in Section 2.5.
	The approved plan must be implemented prior to occupation of the warehouse and freight village.	Section 1.3	Timing for implementation will be as per DPE letter reference 19/630085 dated 25/07/2019.
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	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	<p>This LVMSPP will be completed in stages as described in Section 1.3. This LVMSPP defines the monitoring and maintenance of landscape vegetation on the site.</p> <p>As outlined in Section 1.3.3, this LVMSPP will be submitted to DPE one month prior to permanent built surface works and/or landscaping of the next stage.</p>
B110	Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP must form part of the OEMP required by condition C3 and must include measures to ensure biodiversity values not intended to be	<p>Refer to MLP East Precinct OFFMP</p> <p>Section 2.3</p> <p>Section 2.4</p>	<p>All vegetation within the Project Site will be removed during Early Works and construction of the Project.</p> <p>Responsibilities and timing for weed and pathogen control are discussed in Section 2.3. Section 2.4 outlines the</p>

CoC	Requirement	Document Reference	How Addressed
	<p>impacted are protected, including but not limited to:</p> <p>(i) weed control</p>		<p>Project's approach to weed and pathogen control.</p> <p>For further detail on weed and pathogen control refer to the OFFMP.</p>
B127	<p>The Applicant must:</p> <p>(a) take all reasonable steps to manage pests and vermin on the site;</p>	<p>Section 2.4</p> <p>Refer to MLP East Precinct OFFMP</p>	<p>All vegetation within the Project Site will be removed during Early Works and construction of the Project.</p> <p>Responsibilities and timing for weed and pathogen control are discussed in Section 2.3. Section 2.4 outlines the Project's approach to weed and pathogen control.</p> <p>For further detail on weed and pathogen control refer to the OFFMP.</p>
	<p>(b) manage declared noxious weeds on the site in accordance with the requirements of the <i>Noxious Weeds Act 1993</i>; and</p>	<p>Section 2.4</p> <p>Refer to MLP East Precinct OFFMP</p>	<p>All vegetation within the Project Site will be removed during Early Works and construction of the Project.</p> <p>Responsibilities and timing for weed and pathogen control are discussed in Section 2.3. Section 2.4 outlines the Project's approach to weed and pathogen control.</p> <p>For further detail on weed and pathogen control refer to the OFFMP.</p>
	<p>(c) inspect the site on a regular basis, no less than every 3 months to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.</p> <p><i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.</i></p>	<p>Section 2.3</p> <p>Refer to MLP East Precinct OFFMP</p>	<p>All vegetation within the Project Site will be removed during Early Works and construction of the Project.</p> <p>Responsibilities and timing for weed and pathogen control are discussed in Section 2.3. Section 2.4 outlines the Project's approach to weed and pathogen control.</p> <p>For further detail on weed and pathogen control refer to the OFFMP.</p>
B140(p)	<p>... The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:</p> <p>details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP,</p>	<p>Section 2.3</p> <p>Table 4</p>	<p>Relevant requirements for management of the Inner Protection Area (IPA) detailed within Section F5.2 of the Bushfire Management Plan have been incorporated into the Monitoring and Maintenance Schedule within Table 4.</p>

1.5 Consultation

This LVMSP has been prepared in consultation with Liverpool City Council (LCC), DPE and the Government Architect New South Wales (GANSW). Table 3 outlines the consultation that has taken place for this LVMSP. Supplementary information to support consultation undertaken is included in Appendix 0A of this sub plan, and Appendix 0F of the UDLP document.

Table 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, and to clarify request for comments in relation to Area 2	Closed
	4/03/2020	LCC Representative	Phone call and follow up email requesting an update on progress of review	Closed

Agency	Date	Person Contacted	Comment	Status
	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
	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

Agency	Date	Person Contacted	Comment	Status
	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
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
GANSW	31/03/2020	DPE (on behalf of GANSW)	Updated UDLP provided to DPE as a result of amendments to the design of OSD 9 and resulting revisions to landscape design	Closed
	5/06/2020	DPE (on behalf of GANSW)	DPE – approval of updated Area 1 UDLP, excluding SSD 7628 CoC B140(e)(vi)	Closed
	20/08/2020	DPE (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	DPE (on behalf of GANSW)	Aspect lodged SSD 7628 MOD 4 application with DPE regarding Area 1 exception to CoC B140(e)(vi) – car parking landscaping	Waiting response from DPE/GANSW
	28/10/2020	DPE (on behalf of GANSW)	Teams meeting with DPE to discuss SSD 7628 MOD 4 application	Closed
AREA 2				
	6/08/2018	DPE (on behalf of GANSW)	Meeting with DPE, Aspect Environmental, Arcadis and Tactical Group to discuss issues to progress MPE UDLP	Closed
	27/02/2020	DPE (on behalf of GANSW)	Meeting between DPE and Aspect Environmental to update UDLP progress	Closed

Agency	Date	Person Contacted	Comment	Status
	14/05/2020	DPE (on behalf of GANSW)	UDLP documentation for Area 2 provided to DPE (on behalf of GANSW)	Closed
	19/06/2020	DPE (on behalf of GANSW)	DPE sent RFI providing GANSW/DPE comments for LVMSPP and LSP for Area 2.	Closed
	25/06/2020	DPE (on behalf of GANSW)	DPE sent RFI providing GANSW/DPE comments for SSP for Area 2.	Closed
	7/07/2020	DPE (on behalf of GANSW)	Email requesting an update on provision of remainder of comments; advised by DPE that comments forthcoming	Closed
	9/07/2020	DPE (on behalf of GANSW)	DPE sent RFI providing GANSW/DPE comments for UDLP, CPAFSP and EOMBASP for Area 2.	Closed
	31/07/2020	DPE (on behalf of GANSW)	UDLP documentation for Area 2 updated and/or response provided to address DPE/GANSW comments	Closed
	3/08/2020	DPE (on behalf of GANSW)	Follow up phone call to confirm receipt of updated UDLP documentation	Closed
	3/08/2020	DPE (on behalf of GANSW)	Additional access to UDLP documentation requested by DPE and provided by Aspect, for DPE staff	Closed
	12/08/2020	DPE (on behalf of GANSW)	UDLP, EOMBA and CPAFSP documentation for Area 2 updated and response provided to address DPE/GANSW comments	Closed
	4/09/2020	DPE (on behalf of GANSW)	DPE – 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	DPE (on behalf of GANSW)	Consolidated UDLP documentation for MPE Site provided DPE (on behalf of GANSW)	Waiting response from DPE/GANSW
	30/06/2020	DPE (on behalf of GANSW)	DPE confirmed by email that Consolidated UDLP documentation received for consultation and comment	Closed
	7/07/2020	DPE (on behalf of GANSW)	As requested by DPE, link to documentation sent to GANSW independent reviewer	Closed
	8/07/2020	DPE (on behalf of GANSW)	Follow up phone call and briefing with GANSW independent reviewer	Closed

Agency	Date	Person Contacted	Comment	Status
	8/10/2020	DPE (on behalf of GANSW)	Phone call and email requesting an update on progress of review; DPE advised review process underway	Closed
	21/10/2020	DPE (on behalf of GANSW)	Phone call and email requesting an update on progress of review	Closed
	21/10/2020	DPE (on behalf of GANSW)	Comments regarding Consolidated UDLP documentation provided by DPE/GANSW	Closed
	4/11/2020	DPE (on behalf of GANSW)	Updated Consolidated UDLP documentation provided to DPE/GANSW for assessment	Closed
	5/02/2021	DPE (on behalf of GANSW)	Consolidated UDLP approved	Closed
	13/10/2022 (TBC)	DPE (on behalf of GANSW)	Consolidated UDLP, amended for the revised layout of Area 3, provided to DPE (on behalf of GANSW) for information	Waiting DPE response

2 IMPLEMENTATION

2.1 Landscape Planting

A proposed plant schedule for Area 1 is provided in Appendix 1, and a precinct-wide typical proposed plant schedule is provided in Appendix 0B. The schedules show that landscape planting will incorporate a range of canopy trees, shrubs, grasses and groundcovers across the MPE Site. A mixture of proposed species, planting densities and spacings, including the incorporation of low understory planting ranging to upright trees, will contribute to natural random environment continuity between the site, the streetscape and the public interface and articulate the random natural character of the existing landscape setting. Clumped plantings may be used to achieve the desired planting densities and spacings.

Proposed plant species have been selected for their site-suitability with many species selected from LCC's recommended plant list. Many of these species are consistent with the surrounding plant community types which will provide potential habitat connectivity as well as enabling the site to integrate into the surrounding environment.

In accordance with SSD 7628 CoC B140(e)(v) a minimum rate of 1 canopy tree per 30 m² will be provided across the MPE Site.

MPE2-GNK-LN-DWG-9000 (Appendix 0B) outlines the different soil horizons and provides typical specifications for proposed planting. The plan details the soil profile, which will be a minimum of 200 mm for turf, 400 mm for shrubs and mass planting and 450 mm for trees over a 45 litre (L) bag installation size, with a maximum depth of 600 mm. The top layer of soil will consist of 75 mm of mulch.

Garden bed planting of grasses, woody and herbaceous annuals and perennials that have high nutrient requirements for sustained optimum growth and are not subject to compaction by foot traffic will be planted within sandy loam to clay loam topsoil mix. Open granular well drained growing media is beneath the topsoil mix and will incorporate an aggregate drain with positive drainage connected to a site stormwater system. Planting will not be undertaken within the compacted site sub base, as the depth of soil will be specific to the pot sizing and species as nominated within the typical plant schedule provided in Appendix 0B (MPE2-GNK-LN-DWG-1000).

The typical proposed plant schedule includes:

- plant species (botanical name and common name)
- indication whether the plant is a native species
- expected canopy spread
- expected mature height
- install size.

Additionally and in accordance with CoC B140(f), the typical proposed plant schedule provides the following details:

- Pot size of trees will range from 140 mm to 100 L, shrubs will be 140 to 200 mm, and groundcover will be a minimum of 150 mm.
- Expected mature height of trees will range in height from 3 m to greater than 15 m, shrubs will range between 0.5 to 4 m and groundcover will range from creep to 1m.
- Expected canopy spread of trees will range from 3 to 18m, for shrubs is 0.5 to 4m, and groundcover is creep to 1 m.

Typical plant densities for the Precinct are expected to be similar to details provided for Area 1 (UDLA-02; Appendix 1), with plant densities for trees 5 to 6 m centres, for shrubs 0.5 to 2 m centres, and groundcover between 3 to 9 m².

A low-volume drip irrigation system will be installed to support establishment and maintenance of proposed site landscaping. Rainwater tanks provided within each area will store rainfall collected from the warehouses and freight village building roofs for landscaping irrigation.

Whilst achieving the primary function for any requirement for water filtration and bio-retention, the planting proposed to the onsite detention (OSD) basins are to remain consistent with the overarching site wide objectives of uniform species use, endemic planting character, native landscape language and a variety of experiences and visual amenity from sites across the George's River. Increased treatment in the form of trees and planting will improve visual amenity, allowing the OSDs to act as a visual buffer to neighbouring sensitive receivers.

The indicative plant schedules are preliminary at this stage of the Project development; with confirmation of total plant numbers to be provided at the landscape detailed design stage.

2.1.1 Area 1

Where planting will occur, a mixture of site-suitable plant species has been selected as indicated in the landscape drawings (Appendix 1). A proposed plant palette for Area 1 is provided in Appendix 1 (UDLA-02). The schedule indicates potential tree, shrub, grass, sedge, climber and groundcover species to be used within Area 1 for the office open space and raingarden areas, as well as the overall area.

The proposed plant palette includes:

- plant species (botanical name and common name)
- indication whether the plant is a native species
- expected canopy spread
- expected mature height
- install size
- planting density.

Typical soil profile and planting specifications are outlined in Section 2.1. A rainwater tank, located underground in the northeast corner of Warehouse 1, will store rainfall collected from the Warehouse 1 roof for landscaping irrigation.

2.1.2 Area 2

The landscape design for Area 2 is included in Appendix 2. The overall landscaping strategy for Area 2 is consistent with that described above for Area 1 and detailed in Section 2.1, with regards to soil profiles, species composition, planting densities, rainwater harvesting and reuse for irrigation.

Typical proposed plant schedules for trees, shrubs, grasses and groundcovers, as well as species to be used for bio-retention areas and hydroseed mixes are provided in Appendix 0B.

As is the case for Area 1, a low-volume drip irrigation system will be installed to support establishment and maintenance of proposed site landscaping. The rainwater reuse tanks for irrigation use for Area 2 are located:

- Warehouse 3 – north-eastern corner
- Warehouse 4 – south-eastern corner
- Warehouse 5 – under Warehouse 5 carpark

2.1.3 Area 3

Landscape design plans for Area 3 are provided in Appendix 3. Landscape details for Area 3 will be consistent with the landscaping strategies for Areas 1 and 2 and as detailed in Section 2.1, with regards to soil profiles, species composition, planting densities, rainwater harvesting and reuse for irrigation. Indicative tree and shrub species for Area 3 are provided in Appendix 3 (MPE-GNK-LN-DWG-3000) and typical proposed plant schedules for trees, shrubs, grasses and groundcovers, as well as species to be used for bio-retention areas and hydroseed mixes are provided in Appendix 0B.

The rainwater reuse tanks for irrigation use for Area 3 are located:

- Warehouse 6 – north-eastern and north-western corners
- Warehouse 7 – south-eastern and south-western corners.

Consistent with Areas 1 and 2, a low-volume drip irrigation system will be installed to support establishment and maintenance of proposed site landscaping within Area 3.

2.1.4 Area 4 and Area 5

Landscape designs for Area 4 and Area 5 are included in Appendix 4. The overall landscaping strategy for Area 4 and Area 5 is consistent with that described in the sections above with regards to soil profiles, species composition, planting densities, rainwater harvesting and reuse for irrigation.

Typical proposed plant schedules for trees, shrubs, grasses and groundcovers, as well as species to be used for bio-retention areas and hydroseed mixes are provided in Appendix 0B.

As is the case for Areas 1 and 2, low-volume drip irrigation systems will be installed within Area 4 and Area 5 to support establishment and maintenance of proposed site landscaping. The rainwater reuse tanks for irrigation use for these Areas are located:

- Freight village (Area 4) – south-eastern corner
- Warehouse 2 (Area 5) – north-western corner

2.1.5 Area 6

A landscape design for Area 6 is included in Appendix 3. The overall landscaping strategy for Area 6 is consistent with that described in the sections above with regards to soil profiles, species composition and planting densities. Where sufficient water is available in OSD 10 within Area 6 and is of appropriate water quality for irrigation use, OSD water may be used for irrigation of Area 6; otherwise, water carts may be used to irrigate Area 6, as required.

Typical proposed plant schedules for trees, shrubs, grasses and groundcovers, as well as species to be used for bio-retention areas and hydroseed mixes are provided in Appendix 0B.

2.2 Performance Indicators and Commitments

The following performance indicators will guide the monitoring and maintenance of landscaping and landscape vegetation:

- number of recorded instances of vegetation mortality, dieback, insect attack or fungal infection
- maintenance of landscape area percentages and canopy tree numbers as identified by the Landscape Plans (Appendix 1, Appendix 2, Appendix 3 and Appendix 0B).

Trends reporting on performance indicators will be used to guide any necessary rectifying actions.

The following specific commitments are made in relation to the monitoring and maintenance of landscaping and landscape vegetation:

- Undertake a landscape maintenance inspection once every two months which focuses on integrity of hard landscape elements, health of landscape vegetation and function of the irrigation system
- Undertake an annual arboreal and landscape health check, seeking advice from an AQF5 qualified arborist where required
- Remove weeds on a regular basis to limit the spread of weeds and minimise competition with landscape vegetation
- Replace failed, damaged or stolen plants when identified to maintain committed landscape area percentages and canopy tree numbers.

2.3 Monitoring and Maintenance

All existing vegetation within the Project Site will be removed (or where reasonable and feasible be relocated outside of the on-site landscape area and into the conservation area) and therefore there will be no opportunity for on-site rehabilitation of existing plants. The approach to monitoring and maintenance of landscaping and

landscape vegetation is outlined in Table 4, which also includes nominated timing and durations. A Landscape Maintenance Schedule for the Precinct is provided in Appendix 0B.

All monitoring and maintenance of common areas and the freight village will be managed by a singular entity (a maintenance contractor) that has been appointed by LOGOS. Monitoring and maintenance requirements within the limits of individual warehouses will be the responsibility of individual tenants, unless an independent contractor has been appointed under lease agreements specific to that tenant.

Monitoring and maintenance obligations are documented within the following documentation as well as Table 4. It will be the responsibility of individual tenants (for warehouses – unless otherwise agreed as part of lease arrangement) and the appointed maintenance contractor (for common areas and the freight village) to understand and undertake their obligations under these documents.

- Operational Environmental Management Plan (OEMP) which details the monitoring and maintenance requirements across various environmental aspects
- Operational Flora and Fauna Management Plan (OFFMP) which details measures for the management of weeds and pathogens
- Bushfire Management Plan (an appendix to the Emergency Response Plan) which details the monitoring and maintenance requirements specific to the Inner Protection Area (IPA) to minimise bushfire risk. It is noted that as per CoC B144 the entire site is managed as an IPA.

Table 4 Monitoring and Maintenance Schedule for the Project Site

Maintenance Action	Task	Responsibility*	Nominated Frequency	Location	Duration
Inspections	Landscape maintenance inspections will be conducted to identify landscaping that requires rectification/repair or areas of landscape planting that are in poor health	LOGOS	Every two months	Whole Project Site	Life of the Project
	Arboreal and landscape health check, seeking advice from an AQF5 qualified arborist where required	LOGOS	Annually	Whole Project Site	Life of the Project
Watering	A low-volume drip irrigation system will be installed to allow regular watering to ensure continuous healthy plant growth	LOGOS	Weekly 20-25 L/m ² of landscaped area	Landscaped areas with canopy trees, shrubs and vegetation	Life of the Project
Pruning vegetation	<ul style="list-style-type: none"> Pruning work will maintain dense foliage conditions and encourage suitable growth habits Pruning of low tree branches 2 m from the ground to prevent a ground fire from spreading into the tree canopy Any branches obstructing pathways and roads will be removed as directed by the Construction Manager, LOGOS Environmental Manager or Maintenance Contractor An approved wound dressing, such as 'Colgraft' will be applied to all cut surfaces in accordance with the manufacturer's instructions Pruning will be undertaken in accordance with Australian Standard AS4373 where applicable Separate and maintain tree crowns by at least 2 m so that the canopy is not continuous and 	LOGOS	Every two months	Landscaped areas with canopy trees, shrubs and vegetation	Life of the Project

Maintenance Action	Task	Responsibility*	Nominated Frequency	Location	Duration
	does not encroach closer than 5 m to the buildings				
Weed / pest management	Manual removal or herbicide application before weeds are set.	LOGOS	Every two months	Whole Project Site	Life of the Project
	Insecticide and fungicide treatment will be undertaken in all occurrences of insect attack or disease in landscape vegetation.	LOGOS	As required	Whole Project Site	Life of the Project
Rubbish removal	Remove all rubbish from car parks, access roads, outdoor eating areas, warehouse entry ways and freight village	LOGOS/Warehouse Tenant	Weekly	Whole Project Site	Life of the Project
Removal of dead / dying plant material	Cut back and remove dead or dying plant material Keep areas under fences, gates and trees raked and clear of combustible fuels and keep strip and stormwater drainage pits free of leaf litter and combustibles	LOGOS	Every two months	Landscaped areas with canopy trees, shrubs and vegetation	Life of the Project
Replacement planting	Replace failed plantings with species and densities nominated in the Landscape Design, where possible	Construction Contractor	As required	Landscaped areas with canopy trees, shrubs and vegetation	Initial maintenance period
	Replace failed plantings with species and densities nominated in the Landscape Design, where possible	LOGOS*	As required	Landscaped areas with canopy trees, shrubs and vegetation	Life of the Project (excluding initial maintenance period)
	Replace plants lost due to vandalism or theft	LOGOS	As required	Landscaped areas with canopy trees, shrubs and vegetation	Life of the Project
Mulched surfaces	Mulched surfaces to be kept in a clean and tidy condition Mulch will be swept from other paved surfaces	LOGOS	Every two months	Landscaped areas	Life of the Project

Maintenance Action	Task	Responsibility*	Nominated Frequency	Location	Duration
	Mulch will be reinstated to the depths of approximately 75 millimetres	LOGOS	As required	Landscaped areas	Life of Project
Specified soil / mulch levels	Specified levels of mulch will be maintained by lifting mulch, removing or adding topsoil mix and/or replacing mulch to the required levels	LOGOS	As required	Landscaped areas	Life of Project
Soil quality	Fertilizers (i.e. organic matter and nutrients) to be added as required for improvement of soil quality	LOGOS	As required	Landscaped areas	Life of Project
Drainage	Any areas of poor drainage will be rectified	LOGOS	As required	Whole Project Site	Life of Project
Stakes and ties	Stakes and ties will be adjusted and replaced as required.	LOGOS	As required	Landscaped areas	Life of Project
Raingardens	Regular ongoing and post-large rainfall inspections and maintenance of raingardens will be undertaken in line with measures outlined in the <i>Stormwater Infrastructure Operation and Maintenance Plan (SIOMP)</i> , a subplan of the <i>Operational Environmental Management Plan</i> . Maintenance activities will include: litter collection, minor replanting, repair of localised scouring, spot weeding, testing for contaminants and any other minor rectification works that are required.	LOGOS	As nominated in the <i>Stormwater Infrastructure Operation and Maintenance Plan</i>	OSDs	Life of Project
Grass cutting	Grass should be kept short and maintained in a clean and tidy condition, especially when adjacent to buildings	LOGOS	As required	Landscaped areas	Life of Project

* Responsibility of various activities may be reallocated depending on the specific needs of each warehouse tenant. In those cases, where LOGOS/Warehouse Tenant is nominated, LOGOS is responsible for common areas and the freight village, while the Warehouse Tenant is responsible for those activities within warehouse limits.

2.3.1 Area 1

Specific monitoring and maintenance requirements of landscaping and landscape vegetation, as well as appropriate nominated timing and durations within Area 1 are outlined in Table 5.

Table 5 Monitoring and Maintenance Schedule for Area 1

Maintenance Action	Task	Responsibility*	Nominated Frequency	Location	Duration
Upkeep of planter boxes and climbing plants	Watering	LOGOS	Bi-weekly	Employee outdoor meal break area in Warehouse 1	Life of Project
	Pruning of planter boxes and trellises	LOGOS	Every month	Employee outdoor meal break area in Warehouse 1	Life of Project
Clean and maintain rainwater harvest tank	Inspection and cleaning of catchment, gutters, filters and tank	LOGOS	Every month	Southeast corner of Warehouse 1	Life of Project

* Responsibility of various activities may be reallocated depending on the specific needs of each warehouse tenant. In those cases, where LOGOS/Warehouse Tenant is nominated, LOGOS is responsible for common areas and the freight village, while the Warehouse Tenant is responsible for those activities within warehouse limits.

2.3.2 Area 2 and Area 3

Specific monitoring and maintenance requirements of landscaping and landscape vegetation, as well as appropriate nominated timing and duration within Area 2 and Area 3 are outlined in Table 6.

Table 6 Monitoring and Maintenance Schedule for Area 2 and Area 3

Maintenance Action	Task	Responsibility*	Nominated Frequency	Location	Duration
Upkeep of planter boxes and climbing plants	Watering	LOGOS	Bi-weekly	Employee outdoor meal break areas in Warehouses 3, 4, 5	Life of Project
	Pruning of planter boxes and trellises	LOGOS	Every month	Employee outdoor meal break areas in Warehouses 3, 4, 5, 6 and 7	Life of Project
Clean and maintain rainwater harvest tank	Inspection and cleaning of catchment, gutters, filters and tank	LOGOS	Every month	North-eastern corner of Warehouse 3 South-eastern corner of Warehouse 4 Carpark of Warehouse 5 North-eastern and north-western corners of Warehouse 6	Life of Project

Maintenance Action	Task	Responsibility*	Nominated Frequency	Location	Duration
				South-eastern and south-western corners of Warehouse 7	

* Responsibility of various activities may be reallocated depending on the specific needs of each warehouse tenant. In those cases, where LOGOS/Warehouse Tenant is nominated, LOGOS is responsible for common areas and the freight village, while the Warehouse Tenant is responsible for those activities within warehouse limits.

2.3.3 Area 4 and Area 5

The detailed design for warehousing in Area 5 and the freight village (Area 4) are currently not finalised. However maintenance, monitoring and responsibilities for landscaped elements will remain consistent with Areas 1 and Areas 2. Table 7 provides a typical schedule for these areas, which is to be confirmed at the development application stage.

Table 7 Monitoring and Maintenance Schedule for Areas 4 and 5

Maintenance Action	Task	Responsibility*	Nominated Frequency	Location	Duration
Upkeep of planter boxes and climbing plants	Watering	LOGOS	Bi-weekly	Employee outdoor meal break areas (where present)	Life of Project
	Pruning of planter boxes and trellises	LOGOS	Every month	Employee outdoor meal break areas (where present)	Life of Project
Clean and maintain rainwater harvest tank	Inspection and cleaning of catchment, gutters, filters and tank	LOGOS	Every month	Each rainwater tank (locations to be confirmed)	Life of Project

* Responsibility of various activities may be reallocated depending on the specific needs of each warehouse tenant. In those cases, where LOGOS/Warehouse Tenant is nominated, LOGOS is responsible for common areas and the freight village, while the Warehouse Tenant is responsible for those activities within warehouse limits.

2.3.4 Area 6

Landscaped elements that require specific maintenance and monitoring requirements (as per Table 5 – Table 7) are not applicable to Area 6, being the Moorebank Avenue upgrade area. Landscape maintenance and monitoring requirements for the landscaped areas along the alignment of Moorebank Avenue shall be undertaken in accordance with Table 4.

2.4 Weed and Pathogen Control

All existing vegetation and landscaping on the Project Site, will be removed during Early Works and construction phase of the development. Therefore, no existing vegetation or landscaping will be rehabilitated on the Project Site.

The approach to weed and pathogen control for newly landscaped areas is outlined below:

- Insecticide and fungicide treatment:* all occurrences of insect attack or disease in landscape vegetation will be treated. Incorrect application of insecticide and fungicide treatment has the potential to impact upon surrounding areas of native vegetation including Wattle Grove Offset Area, potentially resulting in the killing

of native vegetation in the Wattle Grove Offset Area. Therefore, insecticide and fungicide treatment will be undertaken in accordance with the following requirements:

- read the precautions and directions on labels
 - appropriate protective clothing and equipment including: gloves, boots, overalls, goggles and respirator will be used
 - open, pour and mix insecticides and fungicides on a stable surface in a well-ventilated area
 - clean up any spills promptly
 - avoid using insecticides and fungicides on windy days and prior to expected rainfall to reduce the likelihood of off-site impacts to surrounding vegetation
 - avoid using insecticides and fungicides near food or people
 - avoid the over-use of insecticides or fungicides.
- *Weeding and rubbish removal:* Weeds will be removed from around the base of the trees, planting areas, mulched areas and paths regularly so that at weekly intervals (at least) the landscape contract areas may be observed in a completely clean and tidy condition, free from rubbish and weeds. All weeds, debris, clippings etc. will be bagged and removed off site as soon as possible by the landscape contractor. Under no circumstances will the landscape contractor either burn off or stockpile weed clippings etc. on site.

2.5 Contingencies

Should landscaping be determined to have failed, i.e. vegetation perished, then it will be removed and replaced with vegetation that will provide a similar landscape function as soon as reasonable and feasible.

Where there have been multiple failures in the same area, soil testing or other investigations as deemed appropriate will be undertaken to determine the cause of failure. Appropriate treatments to the soil and/or cause of the failure will be implemented.



Appendix 0A – Evidence of Consultation



[REDACTED]
Qube Property Development Management Services
Level 27, 45 Clarence Street
Sydney NSW 2000

05/02/2021

Dear [REDACTED]

**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 [REDACTED] [REDACTED] [REDACTED]
[REDACTED]

Yours sincerely

[REDACTED]
[REDACTED]

As nominee of the Planning Secretary



[REDACTED]
Qube Property Development Management Services
Level 27, 45 Clarence Street
Sydney NSW 2000

04/09/2020

Dear [REDACTED]

**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 [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

As nominee of the Planning Secretary

From: [REDACTED]
Subject: [REDACTED]
Date: Monday, 3 August 2020 2:56:00 PM
Attachments: [image002.png](#)

Good afternoon [REDACTED]

As per my earlier phone call today, I am just checking that you received the following email on Friday in relation to the MPE Stage 2 UDLP. In accordance with DPIE's RFI, responses to DPIE/GANSW comments, and the updated Lighting Subplan, Signage Subplan and Landscape Vegetation Management Subplan for Area 2 were provided to DPIE. Additionally, the documents were uploaded to the DPIE portal on Friday afternoon.

The remainder of the MPE Stage 2 UDLP documentation and responses to DPIE/GANSW comments will be sent through as soon as possible.

Please let me know if you have any trouble accessing the documentation.

Kind regards,

[REDACTED]
[REDACTED]

[REDACTED]

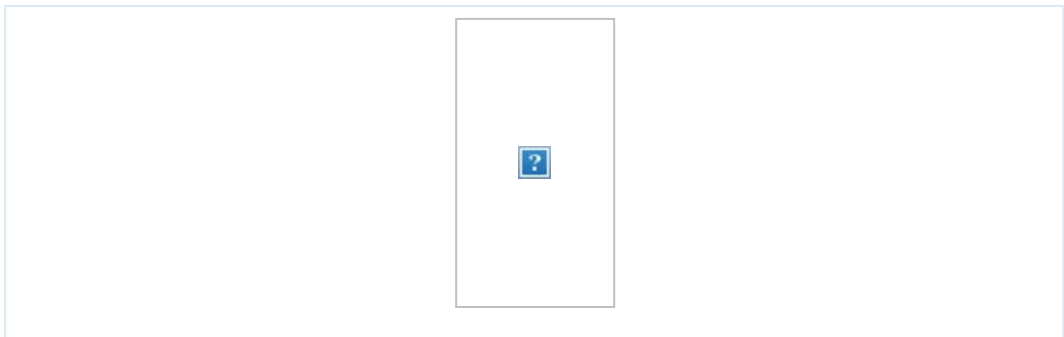


Suite 117,
25 Solent Circuit
Baulkham Hills
NSW 2153

www.aspectenvironmental.com.au



From: [REDACTED]
Sent: Friday, 31 July 2020 5:34 PM
To: [REDACTED]
[REDACTED]



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DPE review comments - Condition B141(a) Landscape Vegetation Management Sub-Plan

• **SSD 7628 Mod 2 was approved on 31 January 2020 which included the removal of the requirement for maximum batters if 1V:4H for OSD 9 UDLP for Area 1 – Rev 8, dated 11/03/20**

CoC # and Requirements	Sec Ref	DPE Comment	Proponent Response	DPE Assessment (Rev 1 dated 15/6/18)	DPIE Comment May 20 (Rev 006B dated 08/05/20)	Proponent Response
<p>B140 Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, and Urban Design and Landscape Plan (UDLP) must be prepared. The UDLP must be prepared by a suitably qualified and experienced person, in consultation with the relevant councils...[and] in consultation with the NSW Government Architect, and must include but not be limited to: (j) the sub-plans identified in condition B141</p>		<p>The Landscape Vegetation Management Sub-Plan (Revision 1 dated 15/6/18) was submitted to the Department on 1 July 2018 for consultation with the Government Architect NSW (GA). DPE notes that the Landscape Vegetation Management Sub-Plan was also sent to Liverpool City Council for comment along with the UDLP (as referenced in Appendix A of the UDLP) on 14/08/2018 although this is not noted in the current version of the plan. No specific comment about the plan from Liverpool City Council is included in Appendix A of the UDLP, however consultation was undertaken.</p> <p>DPE notes that following completion of GA consultation on 22/1/2019, their comments will be included in this review table as relevant.</p> <p>DPE notes that this submission is for the entire MPE precinct and will not be staged.</p> <p>Further action required.</p> <ol style="list-style-type: none"> Please confirm if this plan is not going to be staged as per the UDLP and remaining sub plans? Please update the plan to evidence the consultation requirements (Liverpool City Council, and GANSW). <p>B140 requires the UDLP and subsequent sub-plans to be prepared by a suitably qualified and experienced person(s). The Department notes that the author has 2 years' experience in environmental planning and assessment.</p> <p>Further action required.</p> <ol style="list-style-type: none"> Please clarify if the author, checker, and approver are suitably qualified and experienced to prepare a landscape vegetation management plan. 	<p>1. This EOMBASP has been updated in Section 1.3 to include the different stages associated with this plan. The stages of this plan include:</p> <ul style="list-style-type: none"> Area 1 – Warehouse 1 including area north of freight village Area 2 – Warehouse 3, 4 and 5 Area 3 – Warehouse 6, 7 and 8 Area 4 – Freight village Area 5 – Warehouse 2 Area 6 – Moorebank Avenue Works <p>Section 1.3.2.outlines the following: "Area 1 is the first stage of this LVMSPP 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 LVMSPP are anticipated to be provided in multiple submissions as described in Table 1. Each future staged submission will be incremental and present the detailed maintenance and monitoring requirements for that stage."</p> <p>Reference to W1P has also been removed throughout the entire document.</p> <p>As outlined in Section 1.3.3, the trigger for updating this LVMSPP will be submitted one month prior to permanent built surface works and/or landscaping of the next stage.</p> <p>2. Section 1.5 has been updated to include the consultation with LCC for the UDLP and UDLP subplans. Appendix A1 has also been added and includes the evidence of consultation with LCC and the response table for GANSW.</p> <p>3. [REDACTED] has reviewed this LVMSPP and has been added as a contributor to the plan, as shown on the cover page. [REDACTED] a Registered Landscape Architect and Director at Ground Ink. This is the same approach that was taken for the UDLP. Further details have been provided to on his qualifications on the cover page.</p>	<p>1. Noted reference to EONBASP should be LVMSPP.</p> <p>Sec 1.3 and Table 1 updated with details of staging of the LVMSPP. However, there is no formal request for the Secretary's approval to stage the LVMSPP.</p> <p>Approval to stage the LVMSPP in accordance with condition A14, to be noted in the approval for the UDLP and sub-plans under B140.</p> <p>2. Evidence of consultation with LCC is noted in Sec 1.5 with reference to Appendix A1 which contains letters from LCC: dated 3/10/2018 with comments on the UDLP but not the provided sub-plans; dated 21/01/2019 with additional comments, including for the LVMSPP. There is no discussion about the issues raised by LCC nor how addressed in the LVMSPP (required under condition A19(c)). However, LCC note in response to the LVMSPP that it is assessed as acceptable.</p> <p>The response table for GANSW is not included in Appendix A1, nor any discussion about the issues raised by GANSW or how addressed.</p> <p>OUTSTANDING COMMENT: Please update the LVMSPP with evidence of consultation with GANSW with reference to the consolidated DPE/GANSW consolidated comments table as appropriate to the LVMSPP and include a discussion about the matters raised, how they have been addressed and how unresolved matters have been addressed, in accordance with condition A19(c).</p> <p>3. Noted details of suitably qualified person have been added. Satisfactory.</p>	<p>The current version of this Plan (Rev 006B, dated 8 May 2020 – DOC 20/402154) has omitted content provided in the previous version (Rev 4, dated 6 June 2019 – DOC19/635136). It is noted that the omitted content is noted in the Table of Contents for Rev 006B. The Plan's content is omitted from Section 1.4 onwards (ie. last Section is 1.3.3 & Figure 1-1: UDLP Staging).</p> <p>OUTSTANDING COMMENT: Evidence of GANSW consultation received by DPIE state: <i>Neither the UDLP or the Landscape and Vegetation Plan have details of proposed species to be included.</i> <i>Provide more detailed plans which identify suitable large canopy trees and endemic and advanced tree species</i></p> <p>Drawings submitted in Appendices A2 & B2 of VMSP (Rev 006B) include detailed planting schedules. CLOSED</p> <p>Refer OVERALL DPIE COMMENT re updating LVMSPP Rev 006B with content from LVMSPP Rev 004.</p>	<p>The error in the document compilation as a PDF has been corrected. The complete document is now provided for comment</p>

CoC # and Requirements	Sec Ref	DPE Comment	Proponent Response	DPE Assessment (Rev 1 dated 15/6/18)	DPIE Comment May 20 (Rev 006B dated 08/05/20)	Proponent Response
B141 The urban design and Landscape Plan must include the following sub-plans: (a) a Landscape Vegetation Management Sub Plan to assist in the monitoring and maintenance of landscape elements required to be delivered as part of the approval.	This plan Section 2.1	Section 2.1 includes performance indicators to guide the monitoring and maintenance of landscaping and landscape vegetation. Performance indicators that will be collected include recording instances of vegetation mortality, dieback, insect attack, or fungal infection. The plan states that Maintenance of landscape are percentages and canopy tree numbers as identified by the Landscape Plans (Appendix B in the UDLP). Further information on procedures is detailed in the review below.	Noted.	CLOSED		
B141(a) The Plan must be prepared and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary.	S 1.3	SSD-7628 was approved on 31 January 2018. This plan was submitted on 1 July 2018, less than twelve months from the date of this approval. Satisfactory (if not resubmitting a staged plan).	Noted.	CLOSED		
B141(a) The Plan must provide details of the monitoring and maintenance procedures for the landscape vegetation elements, rehabilitated vegetation and landscaping (including weed and pathogen control) including performance indicators, identification of commitments, identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, and duration, as well as contingencies where rehabilitation of vegetation and landscaping measures fail.	S 2.2 S 2.3 S 2.1 S 2.4	<u>Monitoring & Maintenance for landscape, vegetation elements</u> Table 2 in Section 2.2 details the monitoring and maintenance schedule that will be implemented during operation. This includes, the timing of maintenance actions and the tasks that are applicable to those actions. 1. What are the landscape vegetation elements? Please include a figure demonstrating this. 2. Please clarify what methodology will be used to identify which vegetation should be pruned for safety. As the UDLP details the species to be planted within the Warehouse 1 Precinct, include a program for specific, species related monitoring and maintenance. 3. Please also detail how the pruning of trees will be undertaken in order to preserve the beneficial contribution to the Urban Heat Island Mitigation Strategy (UHIS). 4. Mulched Surfaces – (a) Please outline why two months was the chosen timeframe for keeping mulched surfaces clean & tidy. (b) Reinstating of mulch levels requires more information for the timing, as “periodically” is not a defined time period. 5. Include a figure at appropriate scale which clearly demonstrates where the vegetated areas are, and delineate the management measures required to maintain viable plantings. <u>Rehabilitated vegetation and landscaping (including weed and pathogen control)</u> The Department notes that all vegetation within the Project site is to be removed. The weed/pest management in section 2.2 is noted. The Department notes the further description of weed and pathogen control outlined in section 2.3. 6. The impacts of the insecticide and fungicide treatment upon the Wattle Grove Offset Area is not outlined. Please update this sub-plan to specify the impact that the weed and pathogen may have on the offset areas for the project. <u>Including performance indicators, identification of commitments</u> Section 2.1 includes performance indicators to guide the monitoring and maintenance of landscaping and landscape vegetation. Performance indicators that will be collected include recording instances of vegetation mortality, dieback, insect attack, or fungal infection. The plan states that	4. The landscape drawings for Area 1 have been included in Appendix A2. The landscape drawings demonstrate the landscape vegetation elements including OSD planting, garden beds, canopy trees, and landscaping proposed for the employee outdoor meal break area. 5. Table 4 Maintenance Action 'Pruning vegetation for safety' has been updated to state the following: <i>“Pruning work will maintain dense foliage conditions and encourage suitable growth habits. Any branches obstructing pathways and roads will be removed as directed by the Operations Manager, Qube Safety, Health and Environmental Manager or Maintenance Contractor.”</i> Species-specific monitoring and maintenance requirements have not been included as the LVMSPP outlines a holistic approach across the Precinct for all species. This is considered appropriate and in line with standard maintenance regimes and applicable to the species outlined in the planting schedule in Appendix A2. 6. Pruning of trees will be undertaken in accordance with Australian Standard AS4373 to improve the safety, structure, health and beauty of the tree. Maintenance of the canopy trees will not have a significant impact on the reduction of the urban heat island effect as the trees will not be removed. 7(a) Two months is appropriate as it ensures consistency with landscape maintenance inspections that will be undertaken every two months. (b) Updated to “As required”. Landscape maintenance inspections undertaken every two months will identify whether or not additional mulch is required to maintain soil depths identified in the UDLP.	1. Appendix A2 includes 'Area 1 Masterplan' which shows the plant palette for trees, shrubs and grasses; tank planter box lid plant palette; and office open space planter plant palette; as well as rain garden plant palette on MPW site. Landscape elements are numbered and described. Appendix A2, Landscape element 9 shows a continuous planting of tall upright trees (red ironbark) along the northern side of the carpark which is inconsistent with the requirements of B140(e)(vi) which requires 2.5m wide landscaped bays every 6-8 car spaces. 2.&3. Update to Table 4 noted. Pruning measures to address heat island benefit include maintaining dense foliage and sustainable growth. Satisfactory. 4. Timing for mulch maintenance justified. Satisfactory. 5. Noted figure in Appendix A2 shows vegetated areas. Management measures updated in Table 4, showing locations of monitoring. Table 5 has been added, showing monitoring and maintenance schedule. Satisfactory. 6. Update to Sec. 2.3 with precautions to prevent impact of herbicides on Wattle Grove conservation area. Satisfactory. 7. Updates to Tables 4 and 5 noted, including GA nominated measures as listed in DPE comment. However, as noted above, evidence of GA consultation has not been included. OUTSTANDING COMMENT: As noted above, please update the LVMSPP with evidence of consultation with GANSW and include a discussion about the matters raised, how they have been addressed and how unresolved matters have been addressed, in accordance with condition A19(c).	Comment on Rev 006B LVMSPP Rev 006B includes: - Section 1.2 states that this Landscape Vegetation Management Sub-Plan (LVMSPP) has been prepared for the entire Project site with area specific information included and updated as per the staging details in section 1.3. - Section 1.3 states that the LVMSPP will be implemented prior to the occupation of Warehouse 1 (WH1) in Area 1. Table 1 (staged submission of this LVMSPP) states that staging will occur as follows: Area 1 – Q2 2019 Area 2 – Q2 2020 Area 3 - TBC - the final section in Rev 006B is Section 1.3.3 which states that the trigger for submission of future stages of this LVMSPP is one month prior to permanent built surface works and or landscaping for the next works area. - Appendices A2, B2 & G contain area master plan landscape drawings including detailed planting schedules (native species, size planted/mature & density) for the site as follows: * A2 (Area 1 - WH1) - UDLA-02 dated 04/06/19 Issue F – notes 1. Proposed mix of native grasses on OSD tank lid planter box. This is inconsistent with other plans which state that the OSD is open and concrete lined. This drawing also includes planting schedules for: rain garden on MPW and office open space. * B2 (Area 2 – WH3 & WH4) - W3W4-GNK-LN-DWG-2001 dated 21/02/20, Issue 10 which includes of two pages. * B2 (Area 2 – WH5) - W5-GNK-LN-DWG-1001 dated 24/02/20 Rev G – notes proposed canopy tree plant in 2.5m carpark bays spaced every 6-8 car spaces, mix of native tree canopy species to screen warehouses and 48 canopy trees in 1,039m ² = 1 tree/21m ² - comprised of two pages with second including plant schedule. * G (typical garden detail) – UDLA-06 – notes details including depths for 75mm mulching layer (75mm) & tree planting (800), drip irrigation & ag drain, imported soil types, surfaces & kerbing to engineer’s specifications, Comment on Rev 004 LVMSPP Rev 004 includes: - monitoring and maintenance which is detailed in Section 2.2 together with scheduling in Table 4 that includes various actions/landscape elements (including weed and pathogen control), details of the task, responsibility, frequency, location and duration – mainly the life of the project. - Section 2.2 notes that there is no opportunity for on-site rehabilitation of existing plants since all existing vegetation within the project site will be removed (or where reasonable	This inconsistency has been corrected and the plan has been updated to reflect that the OSD is open and concrete lined


CoC # and Requirements	Sec Ref	DPE Comment	Proponent Response	DPE Assessment (Rev 1 dated 15/6/18)	DPIE Comment May 20 (Rev 006B dated 08/05/20)	Proponent Response
		<p>Maintenance of landscape are percentages and canopy tree numbers as identified by the Landscape Plans (Appendix B in the UDLP). Further information on procedures are detailed in the review below.</p> <p>7. Please update the plan to capture the outcomes of GA consultation, namely, any management measures that will arise from the proposed planting schedules e.g. maintaining soil permeability, maintaining viability of plantings, water-harvesting and re-use, maintaining soil quality etc.</p> <p><i>Identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration</i> DPE notes that the operator will be responsible for the monitoring and maintenance of landscaping on the site rather than individual tenants. These obligations will be documented within the OEMP for the MPE site (and for each progressive stage).</p> <p>8. If staging the plan, please update to reflect staging, and also the updates required prior to the construction of permanent built works for the freight village.</p> <p><i>As well as contingencies where rehabilitation of vegetation and landscaping measures fail.</i></p> <p>DPE notes if landscaping fails, then it will be removed and replaced with vegetation that will provide a similar landscape function as soon as reasonable and feasible. Where multiple failures occur in the same area, soil testing or other investigations will be undertaken, and appropriate treatments implemented.</p> <p>9. Please remove the sentence “The species and densities nominated in the Landscape Plans will be planted where practical”, as these species will be planted where the approved UDLP states they will be planted.</p> <p>10. Please update the plan to include the monitoring and maintenance of vegetation in the Employee Outdoor Meal Break Areas.</p>	<p>8. Appendix A2 includes landscape drawings which outline where all the vegetated areas are located for Area 1. Appendix G outlines the landscaping for the entire MPE Stage 2 area. Table 4 and 5 have been updated to include a new column identifying the location of where maintenance actions should be undertaken.</p> <p>9. Section 2.3 of this plan has been updated to state</p> <ul style="list-style-type: none"> • <i>Insecticide and fungicide treatment: all occurrences of insect attack or disease in landscape vegetation will be treated. Incorrect application of insecticide and fungicide treatment has the potential to impact upon surrounding areas of native vegetation including Wattle Grove Offset Area, potentially resulting in the killing of native vegetation in the Wattle Grove Offset Area. Therefore, insecticide and fungicide treatment will be undertaken in accordance with the following requirements:</i> <ul style="list-style-type: none"> – <i>Read the precautions and directions on labels</i> – <i>Appropriate protective clothing and equipment including: gloves, boots, overalls, goggles and respirator will be used</i> – <i>Open, pour and mix insecticides and fungicides on a stable surface in a well-ventilated area</i> – <i>Clean up any spills promptly</i> – <i>Avoid using insecticides and fungicides on windy days and prior to expected rainfall to reduce the likelihood of off-site impacts to surrounding vegetation</i> – <i>Avoid using insecticides and fungicides near food or people</i> – <i>Avoid the over-use of insecticides or fungicides.</i> <p>10. Table 4 and 5 has been updated to include the following maintenance actions:</p>	<p>8.Details of staging have been included although a formal request to stage the LVMSPP under condition A14 has not been submitted.</p> <p>OUTSTANDING COMMENT: As noted above, approval to stage the LVMSPP in accordance with condition A14, to be noted in the approval for the UDLP and sub-plans under B140.</p> <p>9. Noted. CLOSED</p> <p>10. Noted CLOSED</p>	<p>and feasible be relocated outside of the on-site landscape area and into the conservation area). This section also notes that monitoring and maintenance will be managed by a singular entity (appointed maintenance contractor for the Project site). However, this differs from commitments in Table 4 and the note at the base of Section 2.2.1 (Area 1), Table 5.</p> <ul style="list-style-type: none"> - Section 2.2.1 including provides specific monitoring and maintenance requirements within Area 1. - Section 2.2.2 doesn't include information for Areas 2-6. - Performance Indicators (PI) in Section 2.1 commit to recording vegetation mortality, dieback, insect attack or fungal infection and maintenance of landscape areas and canopy tree numbers identified in appended Landscape Plans (Appendices A2-G). Reporting trends on PIs will guide rectification actions. Specific commitments include: <ul style="list-style-type: none"> * landscape maintenance inspections every 2 months; * annual arboreal and landscape health checks with advice from a AQF5 qualified arborist where required; * regular weed removal – frequency (every two month) via manual removal or herbicide application included in Table 4. Note this also includes vegetation treatment with insecticide/herbicide if required for attack/disease. * replacement of failed, damaged or stolen plant where these are identified to maintain landscape percentages and tree canopy numbers on a as required basis (per Table 4). - Section 2.3 details weed and pathogen control including insecticide and fungicide including requirements for the application including reading the precautions and avoiding overuse. Also weeding and rubbish removal commitments and directions. - Section 2.4 discusses contingencies for should landscaping fail including replacement plantings and soil testing, other investigations and application of appropriate treatments for multiple failures in the same area. <p>OVERALL DPIE COMMENT: Please update LVMSPP Rev 006B to include:</p> <ul style="list-style-type: none"> - Section 1.3, Table 1 (staged submission of this LVMSPP) to include accurate states staging for Areas 1 & 2. - Sections 1.4 to 2.4 of LVMSPP Rev 004 including updating Section 2.2.2 for specific maintenance and monitoring requirements applying to Areas 2 - 6. - Appendix A2 (Area 1 - WH1) UDLA-02 dated 04/06/19 Issue F, to delete the proposed mix of native grasses on OSD tank lid planter box as this inconsistent with other plans which state that the OSD is open and concrete lined. Also update Appendix A2 to include commitments about how total landscape area requirements will be met despite loss of OSD lid plantings. - please clarify responsibilities for monitoring and maintenance requirements given the conflict with the text in Section 2.2 that states <i>monitoring and maintenance will be managed by a singular entity (appointed maintenance contractor for the Project site)</i>, 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 <i>Qube is responsible for common areas and the freight village, while the Warehouse Tenant is responsible for those activities within warehouse limits.</i> - update Appendices to include a masterplan for the whole site ie Areas 3-6. 	<p>Table 1 has been updated to provide plan submission date expectations and occupation certificate details. This is now consistent across all subplans.</p> <ul style="list-style-type: none"> - All sections of the document are now provided. Section 2.3.2 provides maintenance and monitoring requirements for Area 2. Areas 3 – 6 are to be provided as part of subsequent updates to the Subplan. - Appendix A2 has been updated (UDLA-02 dated 31/07/20) to remove OSD lid planter box. An additional plan has been provided in Appendix A2 (UDLA-07 dated 11/03/20) which quantifies hard and soft landscaping areas for Area 1. It is noted that landscaped area requirements, as per Condition B140 of SSD 7628, are based on the entire MPE Stage 2 Site, and are not a requirement for each individual area. The consolidated UDLP (covering all Areas) will demonstrate compliance with landscaping requirements. - Section 2.3 and Table 4 – 6 have been updated to clarify roles and responsibilities. In summary, a maintenance contractor that has been appointed by Qube will be responsible for the maintenance and monitoring of all common areas and the freight village. Maintenance and monitoring requirements within the limits of individual warehouses will be the tenants' responsibility. Maintenance contractors and tenants will be required to understand and implement maintenance and monitoring requirements

CoC # and Requirements	Sec Ref	DPE Comment	Proponent Response	DPE Assessment (Rev 1 dated 15/6/18)	DPIE Comment May 20 (Rev 006B dated 08/05/20)	Proponent Response
			- Maintain soil permeability - Rainwater harvest tank maintenance - Improving soil quality 11. Section 1.3 has been included to indicate that the LVMSMP will be staged in accordance with the UDLP. 12. Sentence removed. 13. Monitoring and maintenance of vegetation in Employee Outdoor Meal Break Areas for Warehouse 1 has been included in Table 5.			under the approved OEMP, OFFMP and BMP. - This version of the LVMSMP is relevant to Areas 1 and 2 only. Areas 3 – 6 will form part of a consolidated UDLP (a draft of which has recently been provided to DPIE for comment). The LVMSMP supporting the consolidated UDLP will include Masterplans for the whole site (i.e. Areas 1 – 6).
B141(a) The approved plan must be implemented prior to occupation of the warehouse and freight village.	S 1.3	Section 1.3 state that the "LVMSMP must be implemented prior to occupation of the warehouses and freight village." 12. Please update this to be consistent with the current planned staging of the plans i.e. will be implemented prior to the occupation of warehouse 1 etc.	12. Section 1.3 has been included to indicate that the LVMSMP will be staged in accordance with the UDLP.	12. Noted CLOSED	Section 1.3 states that the LVMSMP will be implemented prior to the occupation of Warehouse 1 (WH1) in Area 1. Table 1 (staged submission of this LVMSMP) states that staging will occur as follows: Area 1 – Q2 2019 Area 2 – Q2 2020 Area 3 - TBC Refer OVERALL DPIE COMMENT.	Table 1 has been updated to provide plan submission date expectations and occupation certificate details. This is now consistent across all subplans. Section 1.3.3 (Triggers) has also been updated to clarify implementation and staging of the subplan.
B127 The Applicant must: (a) Take all reasonable steps to manage pests and vermin on the site; (b) Manage declared noxious weeds on the site in accordance with the requirements of the Noxious Weeds Act 1993; (c) Inspect the site on a regular basis, no less than every 3 months, to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose and environmental hazard, or cause the loss of amenity in the surrounding area.		DPE notes that this condition is not cross referenced in this plan. 11. Please update the plan to include a cross-reference to this condition, i.e. Operational Flora and Fauna Management Plan etc.	14. This condition has been included in Section 1.4 Compliance Matrices – <i>Table 2 Additional Conditions of Consent (CoC)</i> and refers to the MLP East Precinct OFFMP. Note the <i>Noxious Weeds Act 1993</i> was repealed in June 2017 and replaced with the <i>Biosecurity Act 2015</i> .	11. Noted CLOSED	LVMSMP Rev 006B doesn't include the compliance table from LVMSMP Rev 004 (Table 2) which refers to the MPE OFFMP. It is noted that Section 2.3 of LVMSMP Rev 004 discusses weed and pathogen control. Refer OVERALL DPIE COMMENT.	The error in the document compilation as a PDF has been corrected. The complete document is now provided for comment
B110 Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP must form part of the OEMP required by condition C3 and must include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to: (i) Weed control		As above.	This condition has been included in Section 1.4 Compliance Matrices – <i>Table 2 Additional Conditions of Consent (CoC)</i> and refers to the MLP East Precinct OFFMP.	Noted CLOSED	Included in Compliance Table (Table 2) for LVMSMP Rev 004 with reference to MPE OFFMP. Refer OVERALL DPIE COMMENT.	The error in the document compilation as a PDF has been corrected. The complete document is now provided for comment


NOTES


The current version of this Plan (Rev 6B, dated 8 May 2020 – DOC 20/402154) has omitted content provided in the previous version (Rev 4, dated 6 June 2019 – DOC19/635136). It is noted that the omitted content is noted in the Table of Contents for Rev 6B. The Plan's content is omitted from Section 1.4 onwards (ie. last Section is 1.3.3 & Figure 1-1: UDLP Staging.

- Appendix A Area 1 – missing
- Appendix A1 Evidence of consultation has not been updated since the previous version (Rev 4)

Date	Job Number	Drawn	Checked	Drawing Number
04.06.19	20171017	MC	RL	UDLA-02
Project				North
MPE Stage 2 - Area 1 Precinct				
Moorebank Logistics Park, Moorebank NSW				
Scale 1:500 / A0				Rev
0	5	10	20	30
				50m
				F

- Appendix A2 Landscape Drawings – comprises Area 1 Masterplan
Note: The legend states '1 Proposed Mix of native grasses on lid of OSD lid planter box', which is inconsistent with the latest submission of the UDLP for Area 1.
- Appendix B Area 2 – cover page - included
- Appendix B1 Evidence of Consultation – includes DPIE initial review comments and Proponent response & notes GANSW comments not yet rec'd – this is included in above table
- Appendix B2 Landscape Drawings – included

Date	Job Number	Drawn	Checked	Drawing Number
21-02-20	20190408	KF	RL	W3W4-GNK-LN-DWG-2001
Project				North
Warehouses 3 & 4 UDLP				
Moorebank Logistics Park, Moorebank NSW				
Scale 1:750 @ A1				Rev
0	5	10	15	20m
				10

Date	Job Number	Drawn	Checked	Drawing Number
24-02-20	20190511	KF	RL	W5-GNK-LN-DWG-1001
Project				North
Warehouses 5 UDLP				
Moorebank Logistics Park, Moorebank NSW				
Scale 1:750 @ A1				Rev
0	5	10	15	20m
				G

- Appendix C-F Area 3-6 (Provision for Future Stages) – all missing.
- Appendix G Typical Garden Detail included

SIMTA
MOOREBANK NSW
UDLA-06
22-Mar-19



[REDACTED]
[REDACTED]
Qube Property Management Services
Level 25, 45 Clarence Street
SYDNEY, NSW, 2000
BY EMAIL ONLY: [REDACTED]

05/06/2020

Dear [REDACTED]

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

[Redacted]

[Redacted]

Yours sincerely


[Redacted]

[Redacted]

As nominee of the Planning Secretary

DPE review comments - Condition B141(a) Landscape Vegetation Management Sub-Plan, Rev 1 dated 15/6/18

Condition No.	Section Reference	DPE Comment	Proponent Response
<p>B140 Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, and Urban Design and Landscape Plan (UDLP) must be prepared. The UDLP must be prepared by a suitably qualified and experienced person, in consultation with the relevant councils...[and] in consultation with the NSW Government Architect. and must include but not be limited to: (j) the sub-plans identified in condition B141</p>		<p>The Landscape Vegetation Management Sub-Plan (Revision 1 dated 15/6/18) was submitted to the Department on 1 July 2018 for consultation with the Government Architect NSW (GA). DPE notes that the Landscape Vegetation Management Sub-Plan was also sent to Liverpool City Council for comment along with the UDLP (as referenced in Appendix A of the UDLP) on 14/08/2018 although this is not noted in the current version of the plan. No specific comment about the plan from Liverpool City Council is included in Appendix A of the UDLP, however consultation was undertaken. DPE notes that following completion of GA consultation on 22/1/2019, their comments will be included in this review table as relevant.</p> <p>DPE notes that this submission is for the entire MPE precinct and will not be staged. Further action required.</p> <ol style="list-style-type: none"> 1. Please confirm if this plan is not going to be staged as per the UDLP and remaining sub plans? 2. Please update the plan to evidence the consultation requirements (Liverpool City Council, and GANSW). <p>B140 requires the UDLP and subsequent sub-plans to be prepared by a suitably qualified and experienced person(s). The Department notes that the author has 2 years' experience in environmental planning and assessment. Further action required.</p> <ol style="list-style-type: none"> 3. Please clarify if the author, checker, and approver are suitably qualified and experienced to prepare a landscape vegetation management plan. 	<p>1. This LVMSP has been updated in Section 1.3 to include the different stages associated with this plan. The stages of this plan include:</p> <ul style="list-style-type: none"> ● Area 1 – Warehouse 1 including area north of freight village ● Area 2 – Warehouse 3, 4 and 5 ● Area 3 – Warehouse 6, 7 and 8 ● Area 4 – Freight village ● Area 5 – Warehouse 2 ● Area 6 – Moorebank Avenue Works <p>Section 1.3.2.outlines the following: “Area 1 is the first stage of this LVMSP 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 LVMSP are anticipated to be provided in multiple submissions as described in Table 1. Each future staged submission will be incremental and present the detailed maintenance and monitoring requirements for that stage.”</p> <p>Reference to W1P has also been removed throughout the entire document.</p> <p>As outlined in Section 1.3.3, the trigger for updating this LVMSP will be submitted one month prior to permanent built surface works and/or landscaping of the next stage.</p> <p>2. Section 1.5 has been updated to include the consultation with LCC for the UDLP and UDLP subplans. Appendix A1 has also been added and includes the evidence of consultation with LCC and the response table for GANSW.</p>

Condition No.	Section Reference	DPE Comment	Proponent Response
			3. 
B141 (a) A Landscape Vegetation Management Sub Plan to assist in the monitoring and maintenance of landscape elements required to delivered as part of the approval.	This plan Section 2.1	Section 2.1 includes performance indicators to guide the monitoring and maintenance of landscaping and landscape vegetation. Performance indicators that will be collected include recording instances of vegetation mortality, dieback, insect attach, or fungal infection. The plan states that Maintenance of landscape are percentages and canopy tree numbers as identified by the Landscape Plans (Appendix B in the UDLP). Further information on procedures is detailed in the review below.	Noted.
The Plan must be prepared and approved by the Secretary within twelve months of the date of this approval, unless otherwise agreed by the Secretary.	S 1.3	SSD-7628 was approved on 31 January 2018. This plan was submitted on 1 July 2018, less than twelve months from the date of this approval. Satisfactory (if not resubmitting a staged plan).	Noted.
The Plan must provide details of the monitoring and maintenance procedures for the landscape vegetation elements, rehabilitated vegetation and landscaping (including weed and pathogen control) including performance indicators, identification of commitments, identification of the responsibilities of each entity involved in the management of the intermodal	S 2.2 S 2.3 S 2.1 S 2.4	<u>Monitoring & Maintenance for landscape, vegetation elements</u> Table 2 in Section 2.2 details the monitoring and maintenance schedule that will be implemented during operation. This includes, the timing of maintenance actions and the tasks that are applicable to those actions. 4. What are the landscape vegetation elements? Please include a figure demonstrating this. 5. Please clarify what methodology will be used to identify which vegetation should be pruned for safety. As the UDLP details the species to be planted within the Warehouse 1 Precinct, include a program for specific, species related monitoring and maintenance.	4. The landscape drawings for Area 1 have been included in Appendix A2. The landscape drawings demonstrate the landscape vegetation elements including OSD planting, garden beds, canopy trees, and landscaping proposed for the employee outdoor meal break area. 5. Table 4 Maintenance Action 'Pruning vegetation for safety' has been updated to state the following: <i>"Pruning work will maintain dense foliage conditions and encourage suitable growth habits. Any branches obstructing pathways and roads will be removed as directed by the Operations Manager, Qube Safety,</i>

Condition No.	Section Reference	DPE Comment	Proponent Response
<p>precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration, as well as contingencies where rehabilitation of vegetation and landscaping measures fail.</p>		<p>6. Please also detail how the pruning of trees will be undertaken in order to preserve the beneficial contribution to the Urban Heat Island Mitigation Strategy.</p> <p>7. Mulched Surfaces –</p> <p>(a) Please outline why two months was the chosen timeframe for keeping mulched surfaces clean & tidy.</p> <p>(b) Reinstating of mulch levels requires more information for the timing, as “periodically” is not a defined time period.</p> <p>8. Include a figure at appropriate scale which clearly demonstrates where the vegetated areas are, and delineate the management measures required to maintain viable plantings.</p> <p><i>Rehabilitated vegetation and landscaping (including weed and pathogen control)</i></p> <p>The Department notes that all vegetation within the Project site is to be removed. The weed/pest management in section 2.2 is noted. The Department notes the further description of weed and pathogen control outlined in section 2.3.</p> <p>9. The impacts of the insecticide and fungicide treatment upon the Wattle Grove Offset Area is not outlined. Please update this sub-plan to specify the impact that the weed and pathogen may have on the offset areas for the project.</p> <p><i>Including performance indicators, identification of commitments</i></p> <p>Section 2.1 includes performance indicators to guide the monitoring and maintenance of landscaping and landscape vegetation. Performance indicators that will be collected include recording instances of vegetation mortality, dieback, insect attack, or fungal infection. The plan states that</p>	<p><i>Health and Environmental Manager or Maintenance Contractor.”</i></p> <p>Species-specific monitoring and maintenance requirements have not been included as the LVMSP outlines a holistic approach across the Precinct for all species. This is considered appropriate and in line with standard maintenance regimes and applicable to the species outlined in the planting schedule in Appendix A2.</p> <p>6. Pruning of trees will be undertaken in accordance with Australian Standard AS4373 to improve the safety, structure, health and beauty of the tree. Maintenance of the canopy trees will not have a significant impact on the reduction of the urban heat island effect as the trees will not be removed.</p> <p>7(a) Two months is appropriate as it ensures consistency with landscape maintenance inspections that will be undertaken every two months.</p> <p>(b) Updated to “As required”. Landscape maintenance inspections undertaken every two months will identify whether or not additional mulch is required to maintain soil depths identified in the UDLP.</p> <p>8. Appendix A2 includes landscape drawings which outline where all the vegetated areas are located for Area 1. Appendix G outlines the landscaping for the entire MPE Stage 2 area. Table 4 and 5 have been updated to include a new column identifying the location of where maintenance actions should be undertaken.</p> <p>9. Section 2.3 of this plan has been updated to state</p> <ul style="list-style-type: none"> <i>Insecticide and fungicide treatment: all occurrences of insect attack or disease in landscape vegetation will be treated. Incorrect application of insecticide and fungicide treatment has the potential to impact</i>

Condition No.	Section Reference	DPE Comment	Proponent Response
		<p>Maintenance of landscape are percentages and canopy tree numbers as identified by the Landscape Plans (Appendix B in the UDLP). Further information on procedures are detailed in the review below.</p> <p>10. Please update the plan to capture the outcomes of GA consultation, namely, any management measures that will arise from the proposed planting schedules e.g. maintaining soil permeability, maintaining viability of plantings, water-harvesting and re-use, maintaining soil quality etc.</p> <p><u>Identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration</u> DPE notes that the operator will be responsible for the monitoring and maintenance of landscaping on the site rather than individual tenants. These obligations will be documented within the OEMP for the MPE site (and for each progressive stage).</p> <p>11. If staging the plan, please update to reflect staging, and also the updates required prior to the construction of permanent built works for the freight village.</p> <p><u>As well as contingencies where rehabilitation of vegetation and landscaping measures fail.</u></p> <p>DPE notes if landscaping fails, then it will be removed and replaced with vegetation that will provide a similar landscape function as soon as reasonable and feasible. Where multiple failures occur in the same area, soil testing or other investigations will be undertaken, and appropriate treatments implemented.</p> <p>12. Please remove the sentence “The species and densities nominated in the Landscape Plans will</p>	<p><i>upon surrounding areas of native vegetation including Wattle Grove Offset Area, potentially resulting in the killing of native vegetation in the Wattle Grove Offset Area. Therefore, insecticide and fungicide treatment will be undertaken in accordance with the following requirements:</i></p> <ul style="list-style-type: none"> <i>– Read the precautions and directions on labels</i> <i>– Appropriate protective clothing and equipment including: gloves, boots, overalls, goggles and respirator will be used</i> <i>– Open, pour and mix insecticides and fungicides on a stable surface in a well-ventilated area</i> <i>– Clean up any spills promptly</i> <i>– Avoid using insecticides and fungicides on windy days and prior to expected rainfall to reduce the likelihood of off-site impacts to surrounding vegetation</i> <i>– Avoid using insecticides and fungicides near food or people</i> <i>– Avoid the over-use of insecticides or fungicides.</i> <p>10. Table 4 and 5 has been updated to include the following maintenance actions: - Maintain soil permeability - Rainwater harvest tank maintenance - Improving soil quality</p> <p>11. Section 1.3 has been included to indicate that the LVMSP will be staged in accordance with the UDLP.</p> <p>12. Sentence removed.</p>

Condition No.	Section Reference	DPE Comment	Proponent Response
		<p>be planted where practical”, as these species will be planted where the approved UDLP states they will be planted.</p> <p>13. Please update the plan to include the monitoring and maintenance of vegetation in the Employee Outdoor Meal Break Areas.</p>	<p>13. Monitoring and maintenance of vegetation in Employee Outdoor Meal Break Areas for Warehouse 1 has been included in Table 5.</p>
<p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p>	<p>S 1.3</p>	<p>Section 1.3 state that the “LVMSP must be implemented prior to occupation of the warehouses and freight village.”.</p> <p>12. Please update this to be consistent with the current planned staging of the plans i.e. will be implemented prior to the occupation of warehouse 1 etc.</p>	<p>12. Section 1.3 has been included to indicate that the LVMSP will be staged in accordance with the UDLP.</p>
<p>B127 The Applicant must:</p> <ul style="list-style-type: none"> (a) Take all reasonable steps to manage pests and vermin on the site; (b) Manage declared noxious weeds on the site in accordance with the requirements of the Noxious Weeds Act 1993; (c) Inspect the site on a regular basis, no less than every 3 months, to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose and environmental hazard, or cause the loss of 		<p>DPE notes that this condition is not cross referenced in this plan.</p> <p>14. Please update the plan to include a cross-reference to this condition, i.e. Operational Flora and Fauna Management Plan etc.</p>	<p>14. This condition has been included in Section 1.4 Compliance Matrices – <i>Table 2 Additional Conditions of Consent (CoC)</i> and refers to the MLP East Precinct OFFMP. Note the <i>Noxious Weeds Act 1993</i> was repealed in June 2017 and replaced with the <i>Biosecurity Act 2015</i>.</p>

Condition No.	Section Reference	DPE Comment	Proponent Response
amenity in the surrounding area.			
<p>B110 Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP must form part of the OEMP required by condition C3 and must include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to:</p> <p>(i) Weed control</p>		As above.	This condition has been included in Section 1.4 Compliance Matrices – <i>Table 2 Additional Conditions of Consent (CoC)</i> and refers to the MLP East Precinct OFFMP.



Appendix 0B – Typical Garden Detail





PROPOSED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	NATIVE	EXPECTED CANOPY SPREAD	EXPECTED MATURE HEIGHT	INSTALL SIZE
Trees					
<i>Acacia decurrens</i>	Black Wattle	✓	3-7m	8-10m	140mm-100L
<i>Acacia falcata</i>	Sickle Wattle	✓	2-3m	3-4m	140mm-100L
<i>Acacia parramattensis</i>	Parramatta Green Wattle	✓	3-7m	8-10m	140mm-100L
<i>Acer truncatum x platanoides</i>	Keithsform Norwegian Sunset		6m	8-10m	140mm-100L
<i>Allocasuarina littoralis</i>	Black She-Oak	✓	5-10m	8-10m	140mm-100L
<i>Angophora bakeri</i>	Narrow Leafed Apple	✓	8-13m	8-10m	140mm-100L
<i>Angophora floribunda</i>	Rough-barked Apple	✓	10-15m	15m	140mm-100L
<i>Corymbia ficifolia</i>	Flowering Gum	✓	3-7m	8-10m	140mm-100L
<i>Corymbia maculata</i>	Spotted Gum	✓	6-10m	>15m	140mm-100L
<i>Callistemon salignus</i>	White Bottlebrush, Pink-tips	✓	3-7m	9m	140mm-100L
<i>Eucalyptus amplifolia</i>	Cabbage Gum	✓	5-10m	>15m	140mm-100L
<i>Eucalyptus baueriana</i>	Blue Box	✓	8-13m	>15m	140mm-100L
<i>Eucalyptus bosistoana</i>	Coast Grey Box	✓	8-13m	>15m	140mm-100L
<i>Eucalyptus eugenioides</i>	Thin-leaved stringybark	✓	8-13m	>15m	140mm-100L
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	✓	3-7m	10-15m	140mm-100L
<i>Eucalyptus maluccana</i>	Grey Box	✓	13-18m	>15m	140mm-100L
<i>Eucalyptus racemosa</i>	Snappy Gum, Scribbly Gum	✓	5-10m	10-15m	140mm-100L
<i>Eucalyptus sideroxylon</i>	Mugga, Red Ironbark	✓	3-6m	>15m	140mm-100L
<i>Eucalyptus punctata</i>	Grey Gum	✓	6-9m	>15m	140mm-100L
<i>Eucalyptus tereticornis</i>	Forest Red Gum	✓	3-6m	>15m	140mm-100L
<i>Melaleuca decora</i>	White Cloud Tree	✓	6-10m	6-10m	140mm-100L
<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	✓	3-7m	10m	140mm-100L
<i>Pittosporum undulatum</i>	Pittosporum	✓	3-7m	10m	140mm-100L
Shrubs					
<i>Acacia brownii</i>	Golden Prickly Moses	✓	N/A	1m	140-200mm
<i>Acacia floribunda</i>	White Sally	✓	N/A	3.5m	140-200mm
<i>Acacia falcata</i>	Sickle Wattle	✓	N/A	4m	140-200mm
<i>Acmena smithii 'Hedgemaster'</i>	Lilly Pilly	✓	N/A	1-1.5m	140-200mm
<i>Banksia spinulosa 'Birthday Candles'</i>	Birthday Candles	✓	N/A	0.5m	140-200mm
<i>Bursaria spinosa</i>	Sweet Bursaria	✓	N/A	1.5-3m	140-200mm
<i>Callistemon citrinus 'White Anzac'</i>	Bottlebrush	✓	N/A	1m	140-200mm
<i>Callistemon linearis</i>	Narrow-leaved Bottlebrush	✓	N/A	3m	140-200mm
<i>Callistemon viminalis 'Macarthur'</i>	Red Bottlebrush	✓	N/A	1.8m	140-200mm
<i>Crowea exalata</i>	Small Crowea	✓	N/A	0.5m	140-200mm
<i>Crowea saligna</i>	Willow-leaved Crowea	✓	N/A	1m	140-200mm
<i>Daryanthes excelsa</i>	<i>Gynea Lily</i>	✓	N/A	2-4m	140-200mm
<i>Dillwynia sieberi</i>	Prickly Parrot Pea	✓	N/A	0.5-2m	140-200mm
<i>Eriostemon australasius</i>	Pink Wax Flower	✓	N/A	1.5m	140-200mm
<i>Kunzea ambigua</i>	Tick-bush	✓	N/A	2.5m	140-200mm
<i>Leptospermum polygalifolium</i>	Tantoon	✓	N/A	0.5-3m	140-200mm
<i>Melaleuca nodosa</i>	Ball Honey-myrtle	✓	N/A	4m	140-200mm
<i>Philotheca buxifolius</i>	Box-leaf Waxflower	✓	N/A	0.5m	140-200mm

BOTANICAL NAME	COMMON NAME	NATIVE	EXPECTED CANOPY SPREAD	EXPECTED MATURE HEIGHT	INSTALL SIZE
Grasses and Groundcovers					
<i>Anigozanthos 'Bush Gold'</i>	Kangaroo Paw	✓	N/A	1m	150mm
<i>Arthropodium milleflorum</i>	Pale Vanilla Lily	✓	N/A	0.3-1m	150mm
<i>Austrodanthonia fulva</i>	Wallaby Grass	✓	N/A	0.7m	150mm
<i>Austrodanthonia racemosa</i>	Clustered Wallaby Grass	✓	N/A	0.6m	150mm
<i>Dianella caerulea</i>	Blue Flax-lily	✓	N/A	0.6m	150mm
<i>Dianella revoluta</i>	Blue Flax-lily, Spreading Flax-lily	✓	N/A	0.8m	150mm
<i>Dichandra repens</i>	Kidney-weed, Mercury Bay Weed	✓	N/A	0.3m	150mm
<i>Ficinia nodosa</i>	<i>Knobbly Club-Rush</i>	✓	N/A	1m	150mm
<i>Gardenia augusta 'O So Fine'</i>	<i>Cape Jasmine</i>	✓	N/A	0.3m	150mm
<i>Grevillea juniperina 'Prostrate Gold'</i>	Juniper-leaf grevillea	✓	N/A	0.15m	150mm
<i>Hardenbergia violacea</i>	False Sarsaparilla	✓	N/A	Creeper	150mm
<i>Hibbertia diffusa</i>	Wedge Guinea Flower	✓	N/A	0.3m	150mm
<i>Lomandra longifolia</i>	Spiky-headed Mat-rush	✓	N/A	0.7m	150mm
<i>Lomandra longifolia 'Lime Tuff'</i>	Spiky-headed Mat-rush	✓	N/A	0.8m	150mm
<i>Lomandra longifolia 'Tanika'</i>	Spiky-headed Mat-rush	✓	N/A	0.5m	150mm
<i>Lomandra hystrix</i>	Spiny-headed Mat-rush	✓	N/A	1m	150mm
<i>Microlaena stipoides</i>	Weeping Grass, Meadow Rice-grass	✓	N/A	0.7m	150mm
<i>Myoporum parvifolium 'Yareena'</i>	Myoporum	✓	N/A	0.1m	150mm
<i>Poa labillardieri</i>	<i>Tussock Grass</i>	✓	N/A	0.8m	150mm
<i>Themeda australis</i>	Kangaroo Grass	✓	N/A	0.8m	150mm
<i>Trachelospermum jasminoides</i>	Star Jasmine		N/A	Creeper	150mm
<i>Wahlenbergia gracilis</i>	Australian Bluebell	✓	N/A	0.2m	150mm
<i>Westringia fruticosa 'Mundi'</i>	Coastal Rosemary	✓	N/A	0.5m	150mm

BIO-RETENTION SPECIES LIST				
BOTANICAL NAME	NATIVE	EXPECTED MATURE HEIGHT	INSTALLATION SIZE	DENSITY
<i>Baumea articulata</i> (Jointed Twig-rush)	✓	1-2m	150mm	4/m ²
<i>Bolboschoenus fluviatilis</i> (Marsh Club-rush)	✓	1m	150mm	4/m ²
<i>Carex appressa</i> (Tall Sedge)	✓	0.8m	150mm	4/m ²
<i>Dichandra repens</i> (Kidney-weed, Mercury Bay Weed)	✓	0.3m	150mm	4/m ²
<i>Gahnia clarkei</i> (Tall Saw-sedge)	✓	1.5m	150mm	4/m ²
<i>Goodenia hederacea</i> (Ivy Goodenia)	✓	0.5m	150mm	4/m ²
<i>Imperata cylindrica</i> (Blady grass)	✓	1.5m	150mm	4/m ²
<i>Isolepis (Ficinia) nodosa</i> (Knobbly Club-rush)	✓	1m	150mm	4/m ²

HYDROSEED GRASS MIX		
BOTANICAL NAME	NATIVE	EXPECTED MATURE HEIGHT
<i>Imperata cylindrica</i> (Blady grass)	✓	1.5m
<i>Isolepis (Ficinia) nodosa</i> (Knobbly Club-rush)	✓	1m
<i>Lomandra hystrix</i> (Green Mat-rush)	✓	1m
<i>Lomandra longifolia</i> (Spiny-headed Mat-rush)	✓	1.2m
<i>Microlaena stipoides</i> (Weeping Grass, Meadow Rice-grass)	✓	0.7m
<i>Poa labillardieri</i> (Common Tussock Grass)	✓	1.2m
<i>Rhynchospora corymbosa</i> (Matamat)	✓	1.2m
<i>Themeda australis</i> (Kangaroo grass)	✓	1.5m

Landscape Architect  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 <small>© Ground Ink Pty Ltd This design and drawing is protected by copyright.</small>	Client 	Architect  15/124 Walker St, North Sydney NSW 2060 Ph. (02) 9954 5011 www.reidcampbell.com	Project Manager  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 A 04.04.20 Issue for Coordination B 28.10.20 Issue for Coordination	Date 04.04.20 28.10.20	Description Issue for Coordination Issue for Coordination	Drawn [Initials]	Checked [Initials]	Drawing Title <h2 style="text-align: center;">PRECINCT LANDSCAPE PLANT SCHEDULE</h2>	Date 28.10.20	Job Number 20200421	Drawn KF	Checked RL	Drawing Number MPE2-GNK-LN-DWG-1000
					Project Moorebank Precinct East Moorebank Logistics Park, Moorebank NSW						Scale N/A	Rev B			

FOR COORDINATION



FULL SUN SEDGES AND GRASSES



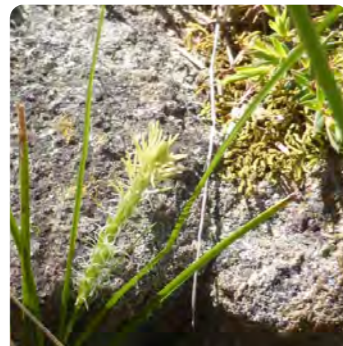
Baumea articulata (Jointed Twig-rush)



Bolboschoenus fluviatilis (Club-rush)



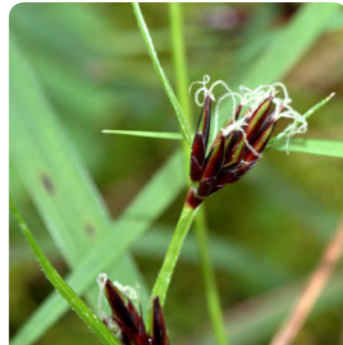
Carex appressa (Tall Sedge)



Carex breiculmis (Short-Stem Sedge)



Juncus usitatus (Common Rush)



Schoenus apogon (Fluke Bog-rush)



PART SHADE SEDGES AND GRASSES



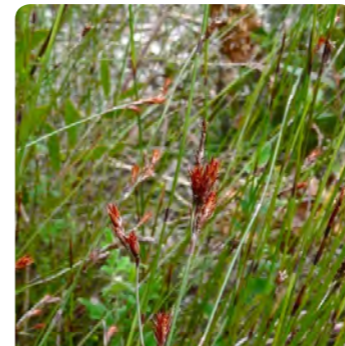
Hemarthria uncinata (Mat Grass)



Juncus prismatocarpus



Dampiera stricta (Blue Dampiera)



Leptocarpus tenax (Slender Twine Rush)



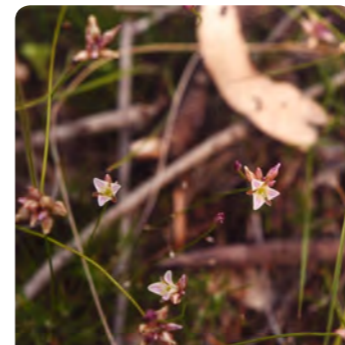
Philydrum lanuginosum (Woolly Waterlily)



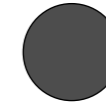
Goodenia hederacea (Ivy Goodenia)



Gahnia clarkei (Tall Saw-sedge)



Lazmannia gracilis (Slender Wire Lily)



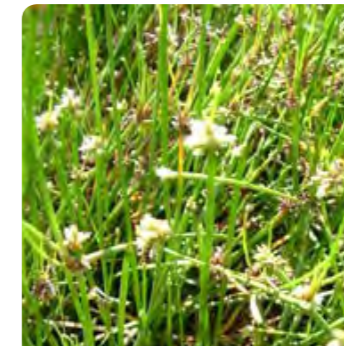
FULL SHADE SEDGES AND GRASSES



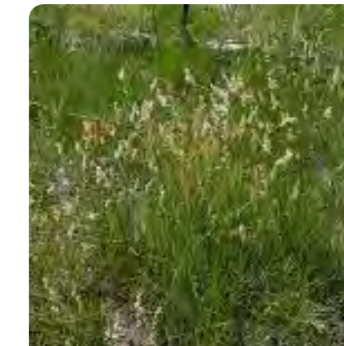
Dichondra repens (Kidney Weed)



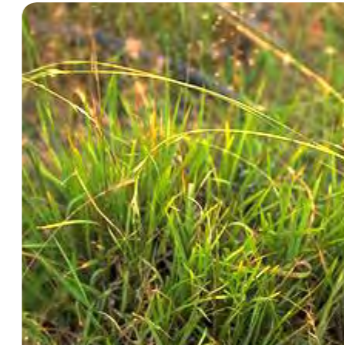
Juncus continuus (Rush)



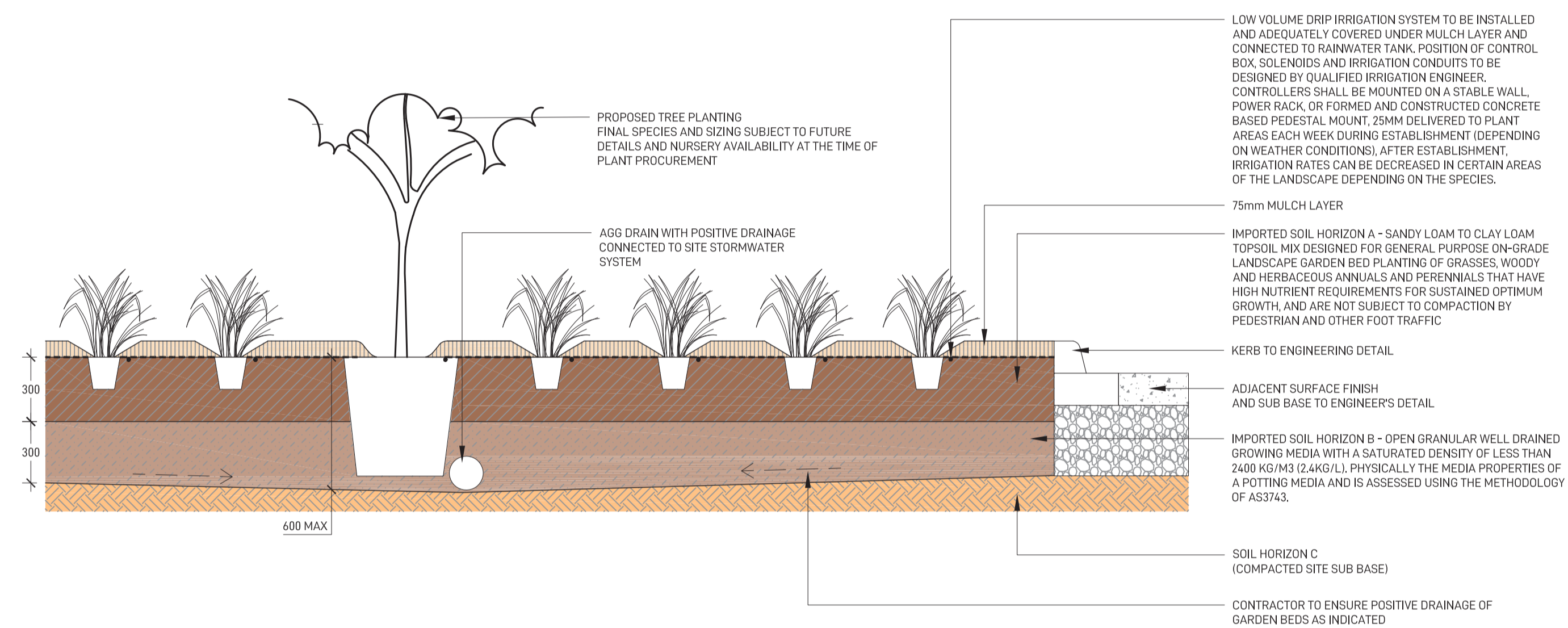
Isolepis inundata (Water Club-rush)



Lepyrodia scariosa (Scale rush)



Microlaena stipoides (Weeping Grass)



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
REID CAMPBELL
 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/

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Issue	Date	Description	Drawn	Checked
A	04.04.20	Issue for Coordination	█	█
B	28.10.20	Issue for Coordination	█	█
C	16.12.20	Issue for Coordination	█	█

Drawing Title
PRECINCT LANDSCAPE TYPICAL DETAIL

Date	Job Number	Drawn	Checked	Drawing Number
16.12.20	20200421	KF	RL	MPEZ-GNK-LN-DWG-9000
Project Moorebank Precinct East Moorebank Logistics Park, Moorebank NSW				
Scale 1:20 @ A1 0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8m 				Rev C

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)



TYPICAL CARPARK SCREEN PLANTING

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
 © Ground Ink Pty Ltd This design and drawing is protected by copyright.

Client
LOGOS
 29/88 Phillip Street, Sydney, NSW 2000
 Ph. (02) 81973900
 www.logosproperty.com.au

Architect
watson young
 15 Blue Street, North Sydney NSW 2060
 Ph. (02) 83290730
 www.watsonyoung.com.au

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

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A	04.04.20	Issue for Coordination	█	█
B	28.10.20	Issue for Coordination	█	█
C	28.10.20	Issue for Coordination	█	█
D	16.12.20	Issue for Coordination	█	█
E	21.07.22	Issue for Coordination	█	█

Drawing Title
TYPICAL CARPARK BAY PLANTING

FOR COORDINATION

Date	Job Number	Drawn	Checked	Drawing Number
21.07.22	20200421	WL	RL	MPE2-GNK-LN-DWG-7002

Project
Moorebank Precinct East
 Moorebank Logistics Park, Moorebank NSW

Scale 1:50 @ A1
 0 2.5 5 7.5 1m
 | | | | |

Rev
E



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

LOGOS

29/88 Phillip Street, Sydney, NSW 2000
 Ph. (02) 81973900
 www.logosproperty.com.au

Architect

watson young

15 Blue Street, North Sydney NSW 2060
 Ph. (02) 83290730
 www.watsonyoung.com.au

Project Manager

ASPECT

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

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B	28.10.20	Issue for Coordination	█	█
C	28.10.20	Issue for Coordination	█	█
D	16.12.20	Issue for Coordination	█	█
E	21.07.22	Issue for Coordination	█	█

Drawing Title

**TYPICAL INTERNAL ROAD
 LANDSCAPE PERSPECTIVE**

Date	Job Number	Drawn	Checked	Drawing Number
21.07.22	20200421	WL	RL	MPE2-GNK-LN-DWG-8000
Project				
Moorebank Precinct East Moorebank Logistics Park, Moorebank NSW				
Scale				Rev
NOT TO SCALE				E

Moorebank Landscape Maintenance Schedule

Item	Activity	Frequency						Action
		Daily	Weekly	Fortnightly	Monthly	3 Months	6 Months	
1	Logbook	○		○				Complete a logbook entry everyday at site and at least every fortnightly. All actions listed below require a logbook entry. Logbook is available for inspection upon request. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspections should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.
2	Plant Replacement			○				Inspect and replace failed plants within a fortnight of observation of failure. Match species, size at installation, and location of new with old.
3	Mulch			○			○	Inspect mulch every fortnight and replenish/top up mulch every 6 months.
4	Erosion Control			○				Inspect batters fortnightly and repair ground, soil, and jute mesh immediately. Maintain erosion control device as necessary.
5	Stakes and Ties			○				Inspect fortnightly, adjust and/or replace as necessary. Remove as plants mature and are able to support themselves.
6	Weed & Rubbish Removal			○				Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site.
7	Pruning							
7.1	General Pruning/Maintenance			○				Inspect fortnightly and remove spent flowers and dead stalks as they become apparent.
7.2	Under pruning				○			Inspect every month and under prune as necessary to maintain clear lines of sight. Pruning to stop as plants grow above the line of sight.
7.3	Seasonal Pruning						○	Inspect every 6 months and prune as necessary to remove dead matter, improve plant shape and promote healthy and vigorous new growth.
8	Spraying			○				Inspect every fortnightly and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control upon observation of poor plant health.
9	Urgent Works		○					Complete within 1 week (7 days) of notification. Inspect and clear drains.
10	Top-dressing & Fertilising					○	○	Top-dress turf every 6 months. Fertilise every 3 months or other frequency in accordance with fertiliser manufacturer's directions.
11	Mowing & Edging			○	○			Mowing & edging fortnightly in growing seasons. Mowing & edging in winter monthly.
12	Watering	○						Water when and where necessary everyday at site and at least every fortnight generally. Do not allow soil to dehydrate. Allow for prolonged rain, windy, and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.



Appendix 1 – Area 1 Landscape Drawings and Figures

PLANT PALETTE

BOTANICAL NAME	COMMON NAME	NATIVE	EXPECTED CANOPY SPREAD	EXPECTED MATURE HEIGHT	INSTALL SIZE	DENSITY
Trees						
<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
Shrubs						
<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
Grasses, Sedges and Groundcovers						
<i>Anigozanthos 'Bush Gold'</i>	Kangaroo Paw	✓	N/A	1m	150mm	6/m ²
<i>Arthropodium milleflorum</i>	Pale Vanilla Lily	✓	N/A	0.3-1m	150mm	6/m ²
<i>Austrodanthonia fulva</i>	Wallaby Grass	✓	N/A	0.7m	150mm	6/m ²
<i>Dianella caerulea</i>	Blue Flax-lily	✓	N/A	0.6m	150mm	6/m ²
<i>Dianella revoluta</i>	Blue Flax-lily, Spreading Flax-lily	✓	N/A	0.8m	150mm	6/m ²
<i>Dichondra repens</i>	Kidney-weed, Mercury Bay Weed	✓	N/A	0.3m	150mm	4/m ²
<i>Habenaria violacea</i>	False Sarsaparilla	✓	N/A	Creeping	150mm	3/m ²
<i>Hibbertia diffusa</i>	Wedge Guinea Flower	✓	N/A	0.3m	150mm	4/m ²
<i>Lomandra laetifolia</i>	Splay-headed Mat-rush	✓	N/A	0.7m	150mm	6/m ²
<i>Lomandra hystrix</i>	Splay-headed Mat-rush	✓	N/A	1m	150mm	6/m ²
<i>Microlaena stipoides</i>	Weeping Grass, Meadow Rice-grass	✓	N/A	0.7m	150mm	6/m ²
<i>Myoporum parvifolium</i> 'Yareena'	Myoporum	✓	N/A	0.1m	150mm	3/m ²
<i>Themeda australis</i>	Kangaroo Grass	✓	N/A	0.8m	150mm	6/m ²
<i>Wahlenbergia gracilis</i>	Australian Bluebell	✓	N/A	0.2m	150mm	9/m ²

OFFICE OPEN SPACE PLANTER PALETTE (NUMBER 4 ON PLAN)

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

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

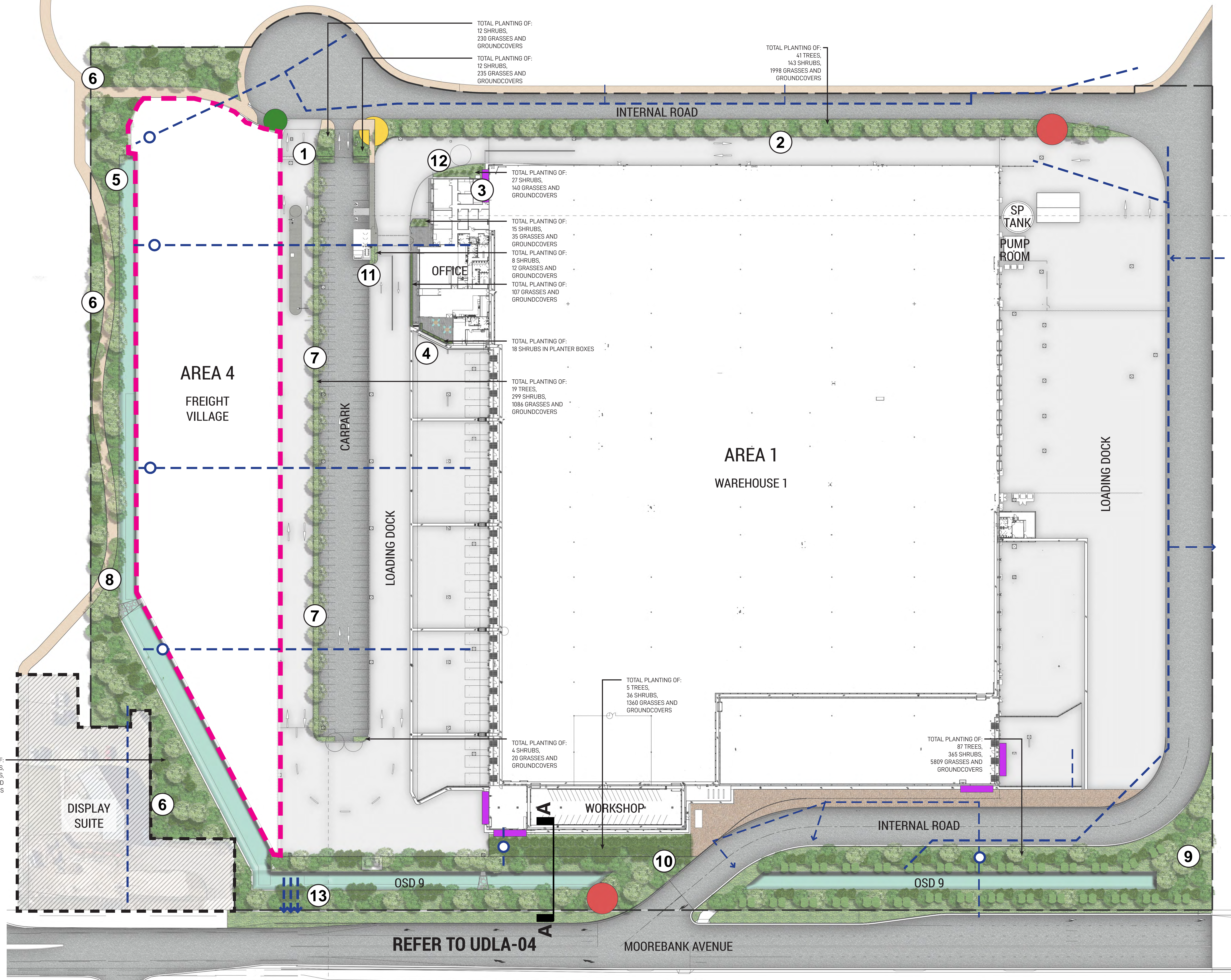
BOTANICAL NAME	COMMON NAME	NATIVE	EXPECTED MATURE HEIGHT	INSTALL SIZE	DENSITY
Climbers and Groundcovers					
<i>Baumea articulata</i>	Jointed Twig-rush	✓	1-2m	150mm	4/m ²
<i>Carex appressa</i>	Tall Sedge	✓	0.8m	150mm	4/m ²
<i>Dichondra repens</i>	Kidney-weed, Mercury Bay Weed	✓	0.3	150mm	6/m ²
<i>Goodenia hederacea</i>	Ivy Goodenia	✓	0.5m	150mm	4/m ²
<i>Lomandra leucocephala</i>	Woolly Mat-Rush	✓	0.4m	150mm	4/m ²
<i>Microlaena stipoides</i>	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
- 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
 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
 © Ground Ink Pty Ltd This design and drawing is protected by copyright.

Client
QUBE
MOOREBANK LOGISTICS PARK

Project Manager
TACTICAL GROUP
 124 Walker St, North Sydney NSW 2060
 Ph. (02) 8907 0700
 http://www.tacticalgroup.com.au/

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

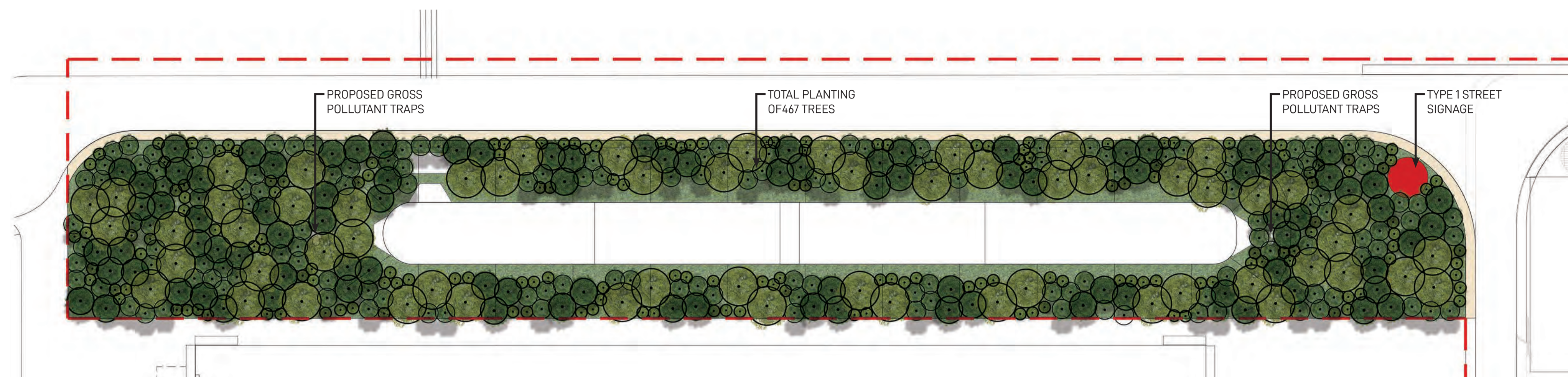
Drawing Title
Area 1 Masterplan

Date **16.12.20** 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 **K**

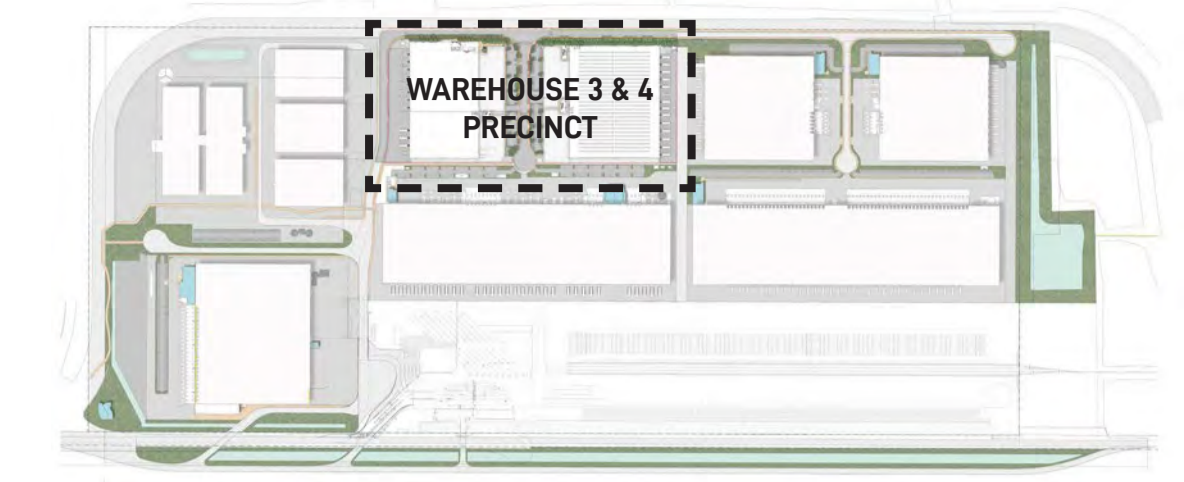


Appendix 2 – Area 2 Landscape Drawings and Figures

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



KEY PLAN

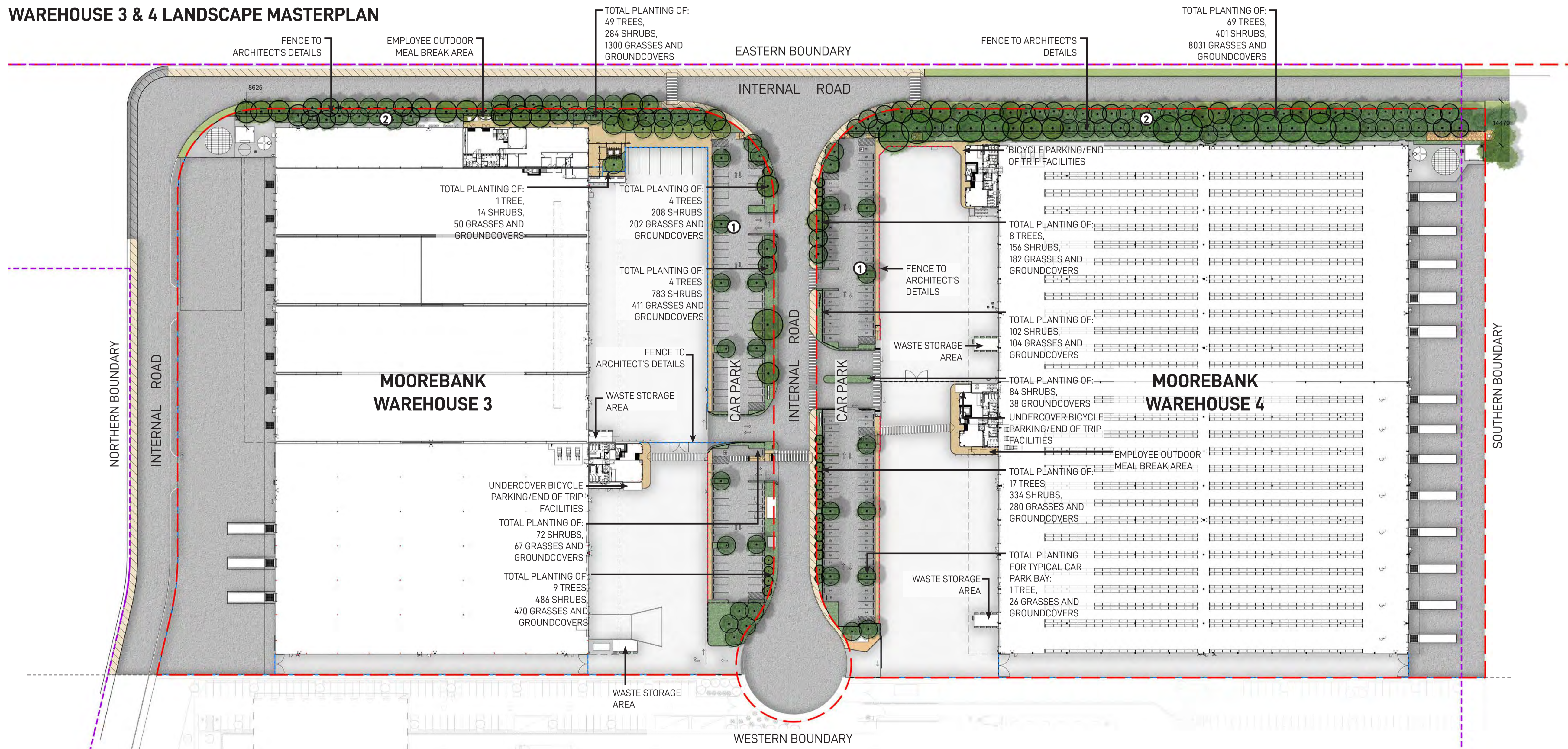


LEGEND

- - - - 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

WAREHOUSE 3 & 4 LANDSCAPE MASTERPLAN



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

Architect

117 Willoughby Rd, Crows Nest NSW 2045
Ph. (02) 9431 6431
http://www.nettleontribe.com.au/

Project Manager

HANSENYUNCKEN

Sydney Corporate Park (SCP)
Building 1, Level 3
75-85 O'Riordan Street
Alexandria NSW 2015 Ph. (02) 9770 7600
http://www.hansenyuncken.com.au/

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6	26.11.19	Issue for coordination	█	█
7	10.12.19	Issue for coordination	█	█
8	14.01.20	Issue for coordination	█	█
9	13.02.20	Issue for coordination	█	█
10	21.02.20	Issue for coordination	█	█
11	28.02.20	Issue for coordination	█	█
12	05.08.20	Issue for coordination	█	█
13	16.12.20	Issue for coordination	█	█

Drawing Title

WAREHOUSE 3 & 4 PRECINCT LANDSCAPE MASTERPLAN

FOR COORDINATION

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

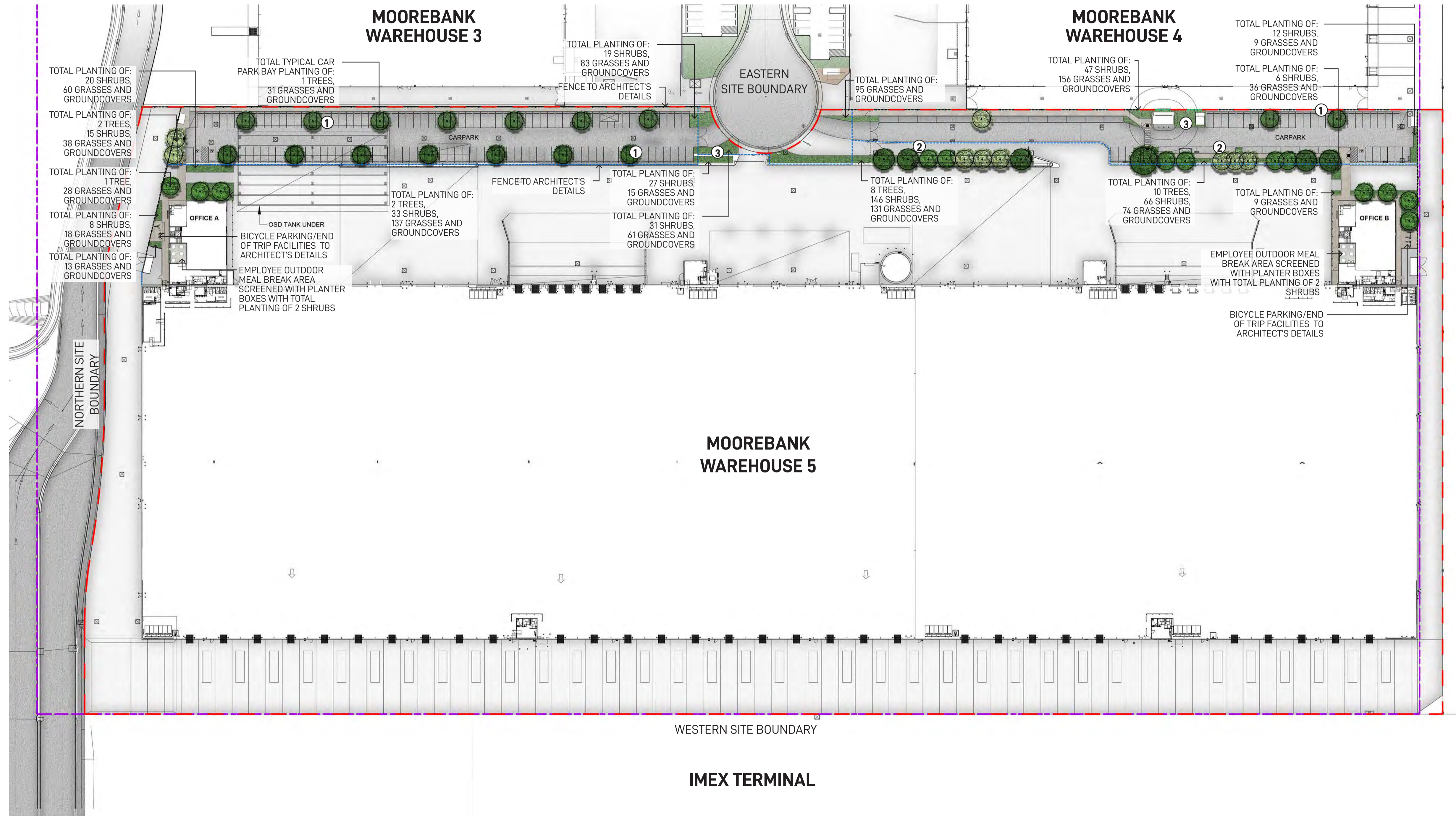
Project: Warehouses 3 & 4 UDLP
Moorebank Logistics Park, Moorebank NSW

Scale: 1:750 @ A1

0 5 10 15 20m

Rev 13

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 warehouse 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

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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

Architect
REIDCAMPBELL
 Level 15, 124 Walker Street
 North Sydney NSW 2060, Australia
 (02) 9954 5011
 https://www.reidcampbell.com/

Project Manager

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

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

Drawing Title
WAREHOUSE 5 LANDSCAPE MASTERPLAN

PRELIMINARY FOR COORDINATION

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

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

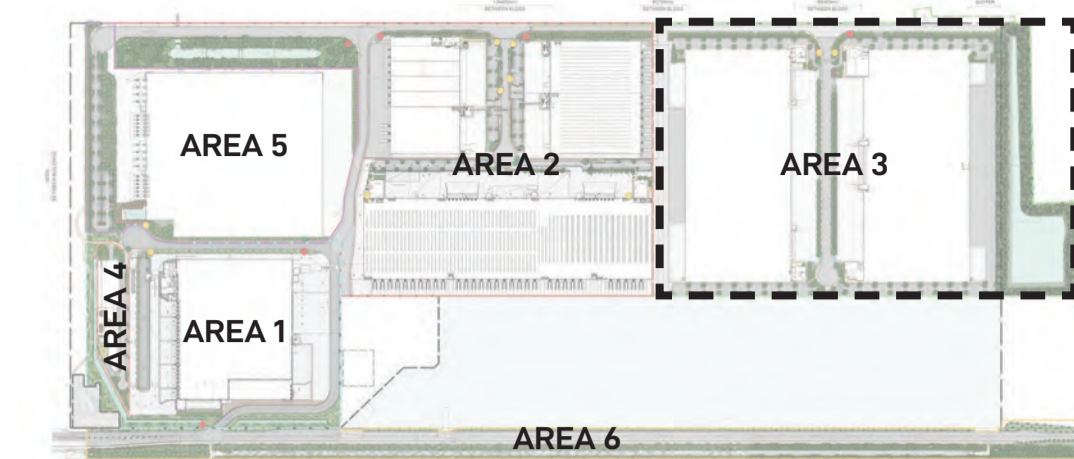
North

 Rev
 1



Appendix 3 – Area 3 Landscape Drawings and Figures

KEY PLAN

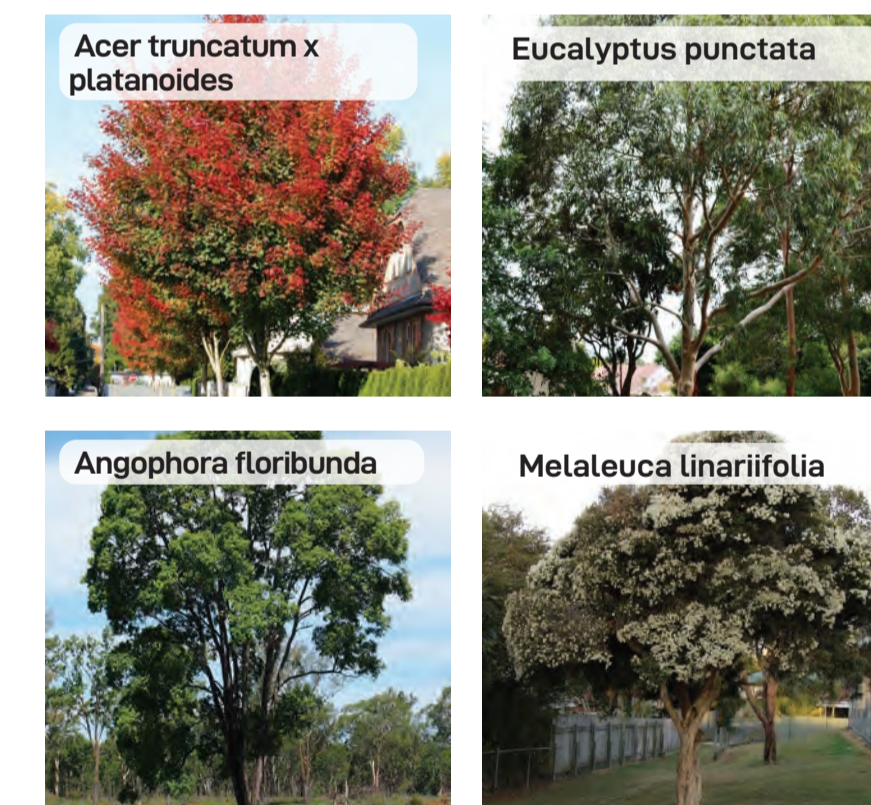


LEGEND

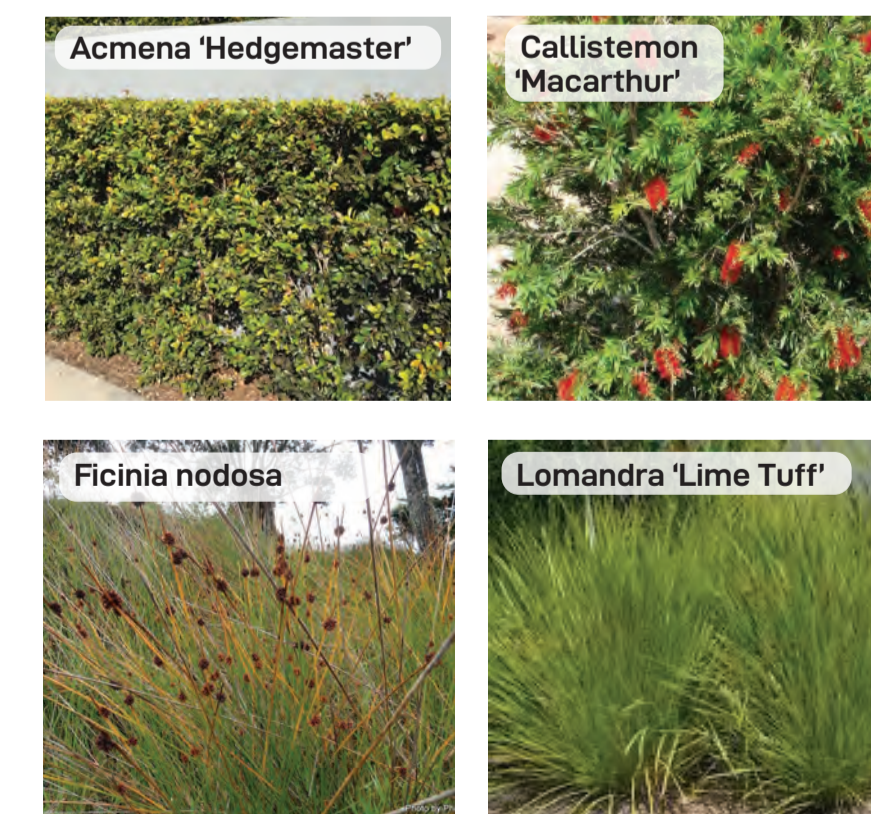
- Area 3 Boundary
 - Hard Landscaping
 - Proposed Garden Bed
 - Proposed Canopy Trees
 - Proposed OSD
 - Type 1 Street Signage
 - Type 2 Tenant Identification Signage
 - Type 3 Direction Signage
 - Type 4 Corporate Signage
- 1 Proposed canopy tree planting in 2.5M carpark bays spaced at every 6-8 car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



INDICATIVE SHRUB IMAGES



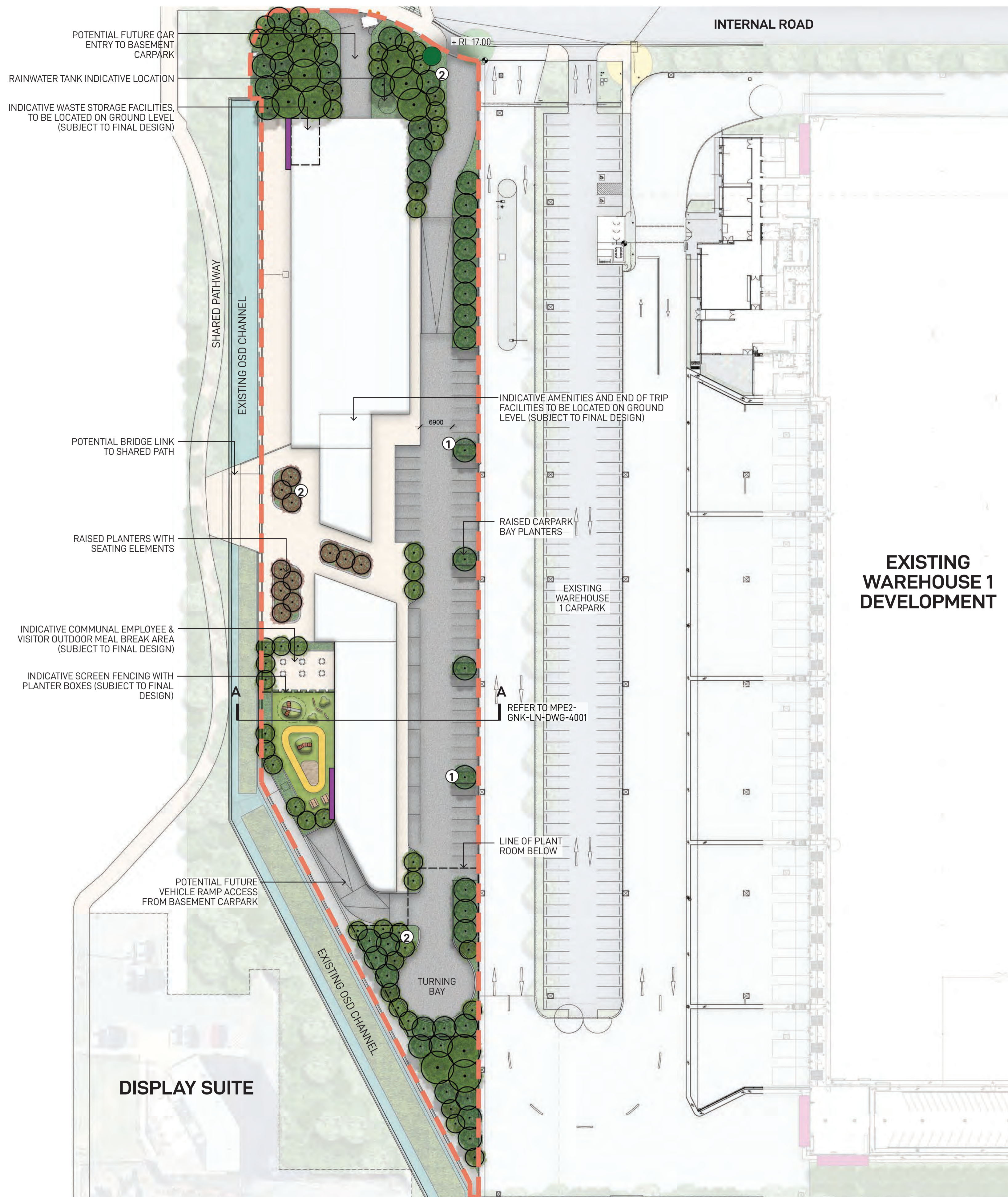
FOR COORDINATION



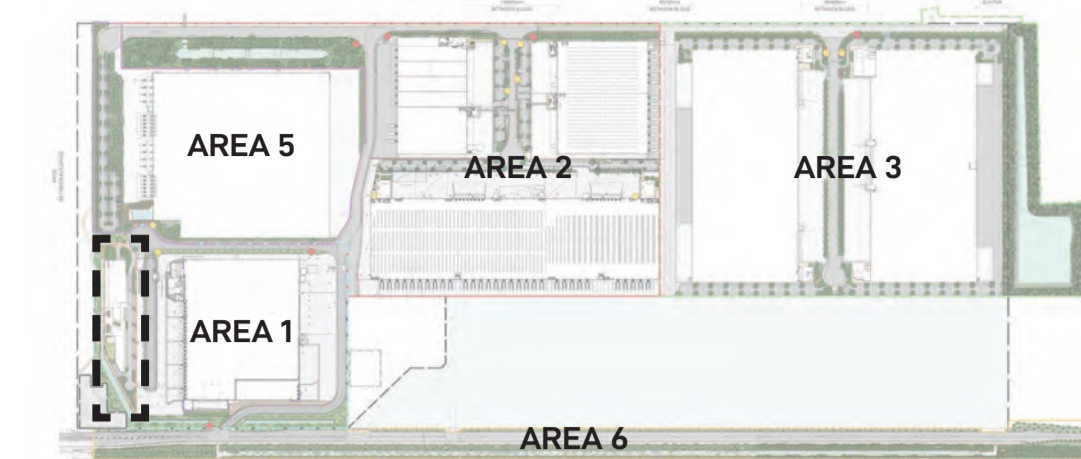
<p>Landscape Architect</p> <p>GROUND INK</p> <p>Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 www.groundink.com.au ABN 55 163 025 456 ACN 163 025 456 © Ground Ink Pty Ltd This design and drawing is protected by copyright.</p>	<p>Client</p> <p>LOGOS</p> <p>29/88 Phillip Street, Sydney, NSW 2000 Ph. (02) 81973900 www.logosproperty.com.au</p>	<p>Architect</p> <p>watson young</p> <p>15 Blue Street, North Sydney NSW 2060 Ph. (02) 83290730 www.watsonyoung.com.au</p>	<p>Project Manager</p> <p>ASPECT</p> <p>Suite 117 / 25 Solent Circuit Baulkham Hills NSW 2153 Ph. 0409 515 535 http://aspectenvironmental.com.au/</p>	<p>Note</p> <p>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.</p> <p>All work is to conform to relevant Australian standards and other codes as applicable.</p> <p>Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.</p> <p>Plant species and quantities shown are indicative only and are subject to change based on future project requirements.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> <th>Drawn</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>04.04.20</td> <td>Issue for Coordination</td> <td>█</td> <td>█</td> </tr> <tr> <td>B</td> <td>28.10.20</td> <td>Issue for Coordination</td> <td>█</td> <td>█</td> </tr> <tr> <td>C</td> <td>28.10.20</td> <td>Issue for Coordination</td> <td>█</td> <td>█</td> </tr> <tr> <td>D</td> <td>16.12.20</td> <td>Issue for Coordination</td> <td>█</td> <td>█</td> </tr> <tr> <td>E</td> <td>21.07.22</td> <td>Issue for Coordination</td> <td>█</td> <td>█</td> </tr> </tbody> </table>	Issue	Date	Description	Drawn	Checked	A	04.04.20	Issue for Coordination	█	█	B	28.10.20	Issue for Coordination	█	█	C	28.10.20	Issue for Coordination	█	█	D	16.12.20	Issue for Coordination	█	█	E	21.07.22	Issue for Coordination	█	█	<p>Drawing Title</p> <p style="text-align: center;">AREA 3 LANDSCAPE MASTERPLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Job Number</th> <th>Drawn</th> <th>Checked</th> <th>Drawing Number</th> </tr> </thead> <tbody> <tr> <td>21.07.22</td> <td>20200421</td> <td>WL</td> <td>RL</td> <td>MPE2-GNK-LN-DWG-3000</td> </tr> </tbody> </table> <p>Project Moorebank Precinct East Moorebank Logistics Park, Moorebank NSW</p> <p>Scale 1:1000 @ A1</p> <p>0 5 10 15 20 25m</p> <p style="text-align: right;">North Rev E</p>	Date	Job Number	Drawn	Checked	Drawing Number	21.07.22	20200421	WL	RL	MPE2-GNK-LN-DWG-3000
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21.07.22	20200421	WL	RL	MPE2-GNK-LN-DWG-3000																																											



Appendix 4 – Areas 4 to 6 Typical Landscape Drawings and Figures



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

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
LOGOS
 29/88 Phillip Street, Sydney, NSW 2060
 Ph. (02) 81973900
 www.logosproperty.com.au

Architect
watson young
 15 Blue Street, North Sydney NSW 2060
 Ph. (02) 83290730
 www.watsonyoung.com.au

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

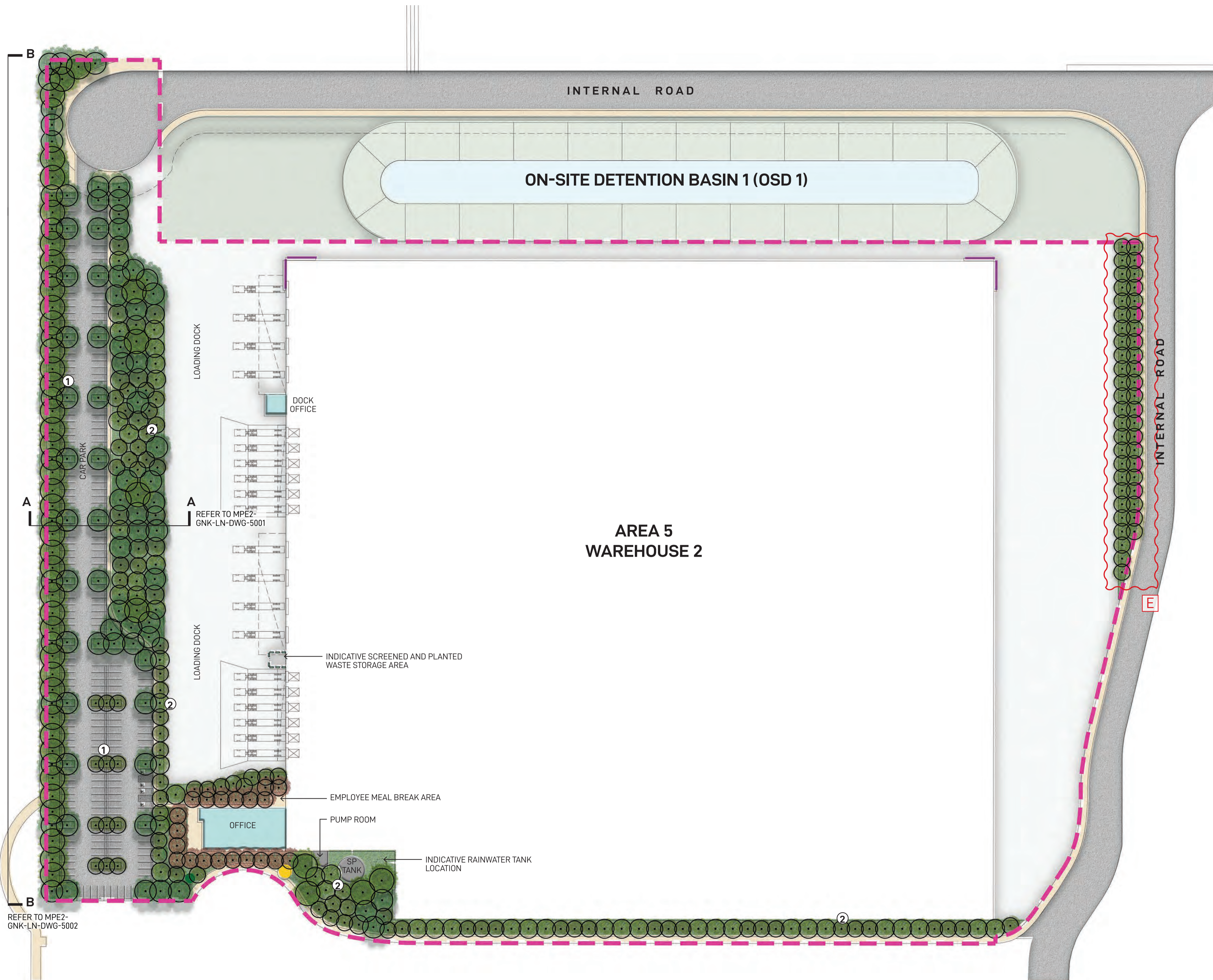
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A	04.04.20	Issue for Coordination	█	█
B	28.10.20	Issue for Coordination	█	█
C	28.10.20	Issue for Coordination	█	█
D	16.12.20	Issue for Coordination	█	█
E	21.07.22	Issue for Coordination	█	█

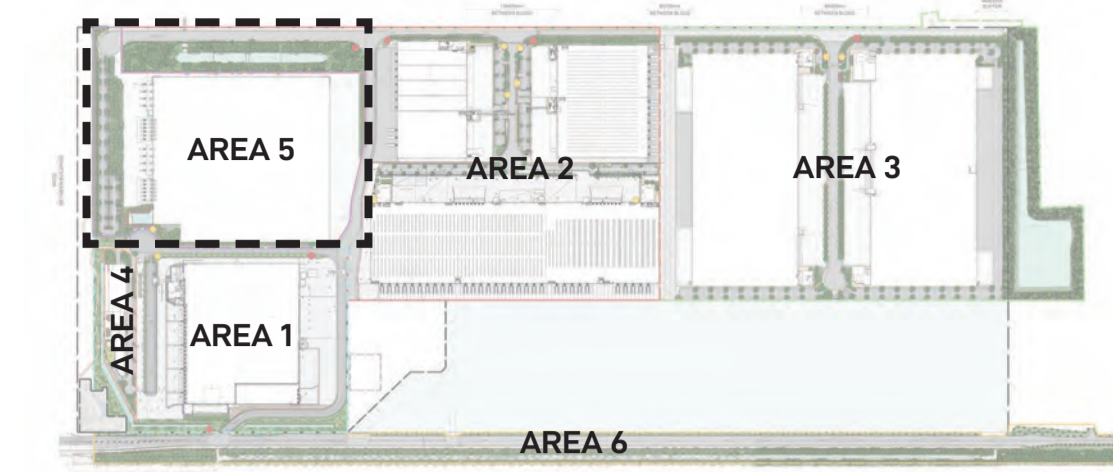
Drawing Title
AREA 4 LANDSCAPE MASTERPLAN

FOR COORDINATION

Date	Job Number	Drawn	Checked	Drawing Number
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Project Moorebank Logistics Park, Moorebank NSW				
Scale 1:500 @ A1				
0	2.5	5	7.5	10 12.5m
I	I	I	I	I
				North Rev E



KEY PLAN

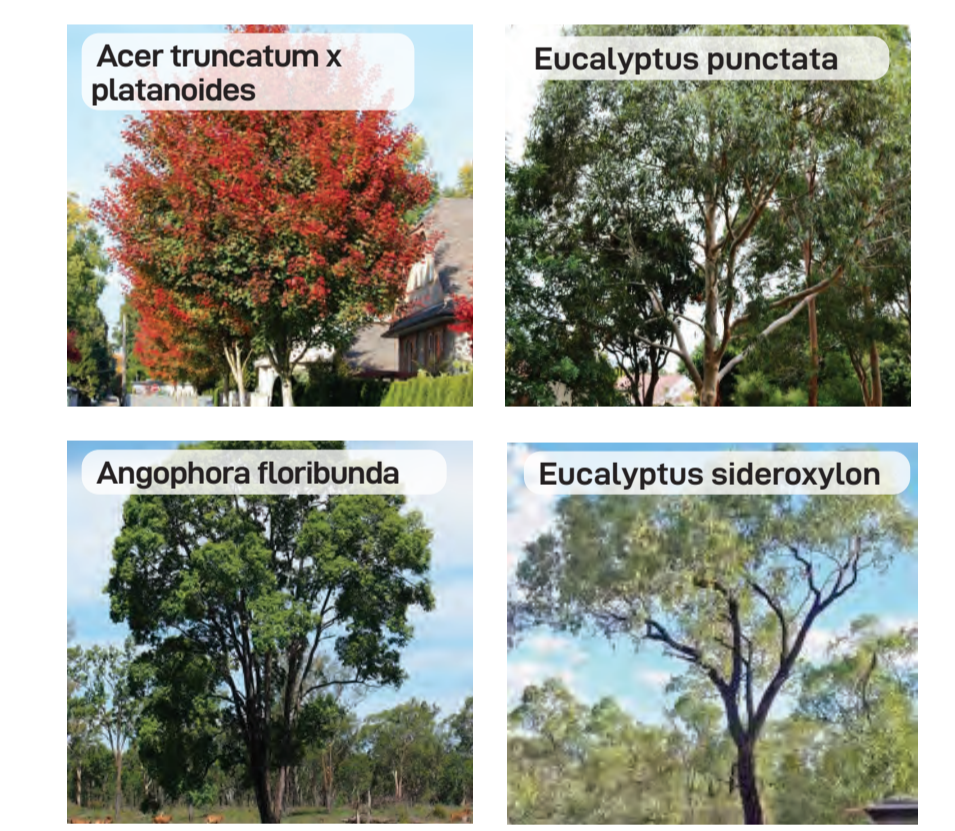


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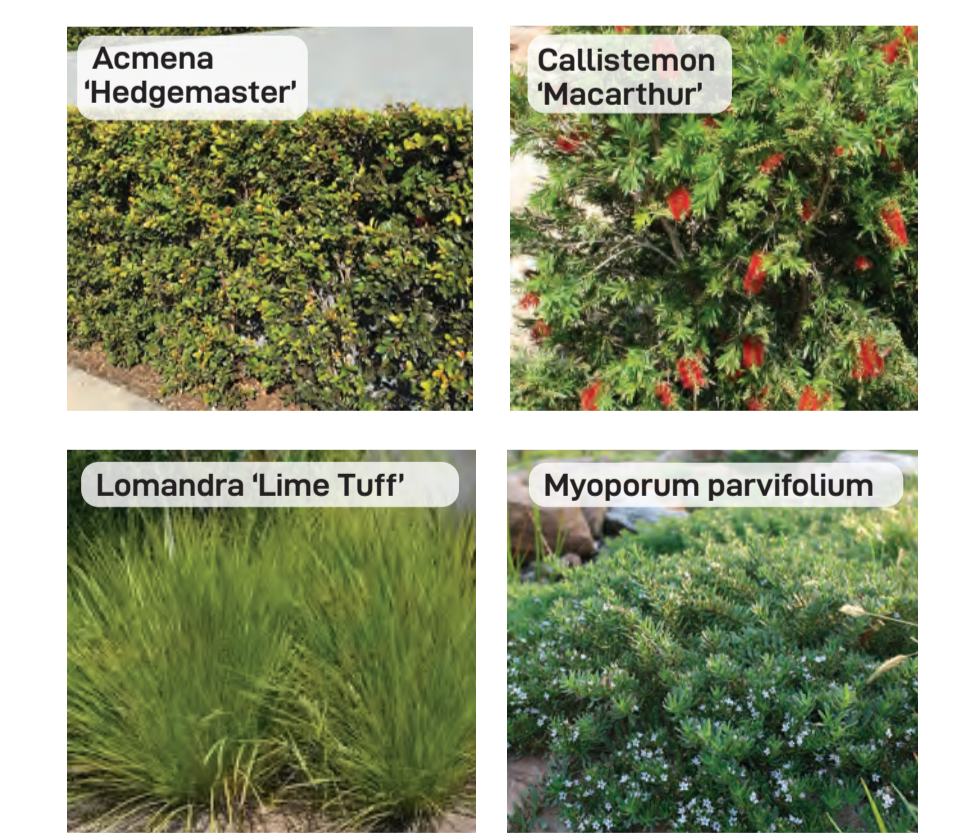
- Area 5 Boundary
 - Hard Landscaping
 - Proposed Garden Bed
 - Proposed Canopy Trees
 - Type 1 Street Signage
 - Type 2 Tenant Identification Signage
 - Type 3 Direction Signage
 - Type 4 Corporate Signage
- 1 Proposed canopy tree planting in 2.5M carpark bays spaced at every 6-8 car spaces providing 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
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INDICATIVE TREES



INDICATIVE SHRUB & GRASSES



Landscape Architect
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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
LOGOS
29/88 Phillip Street, Sydney, NSW 2000
Ph. (02) 83290730
www.logosproperty.com.au

Architect
watson young
15 Blue Street, North Sydney NSW 2060
Ph. (02) 83290730
www.watsonyoung.com.au

Project Manager
ASPECT
Suite 117 / 25 Solent Circuit
Baulkham Hills NSW 2153
Ph. 0409 515 535
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A	04.04.20	Issue for Coordination	█	█
B	28.10.20	Issue for Coordination	█	█
C	28.10.20	Issue for Coordination	█	█
D	16.12.20	Issue for Coordination	█	█
E	21.07.22	Issue for Coordination	█	█

Drawing Title
**AREA 5
LANDSCAPE MASTERPLAN**

FOR COORDINATION

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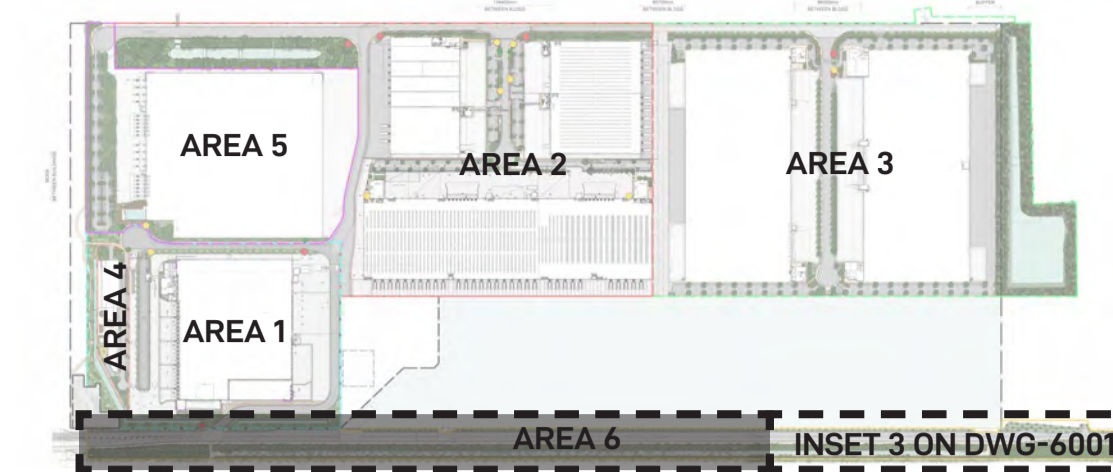
Project
Moorebank Precinct East
Moorebank Logistics Park, Moorebank NSW

Scale 1:750 @ A1

0 5 10 15 20m

North
Rev
E

KEY PLAN

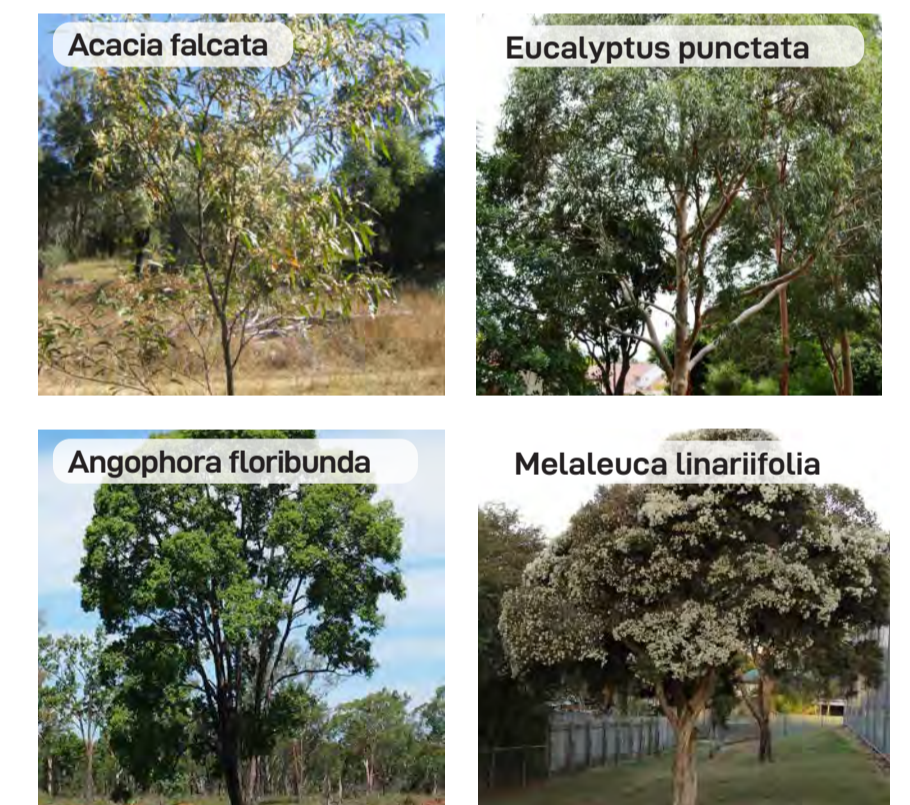


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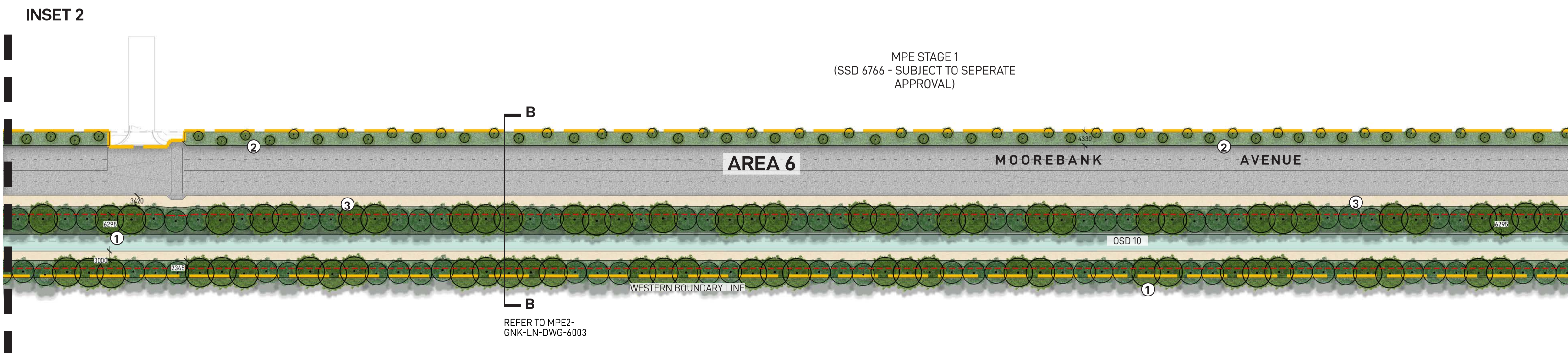
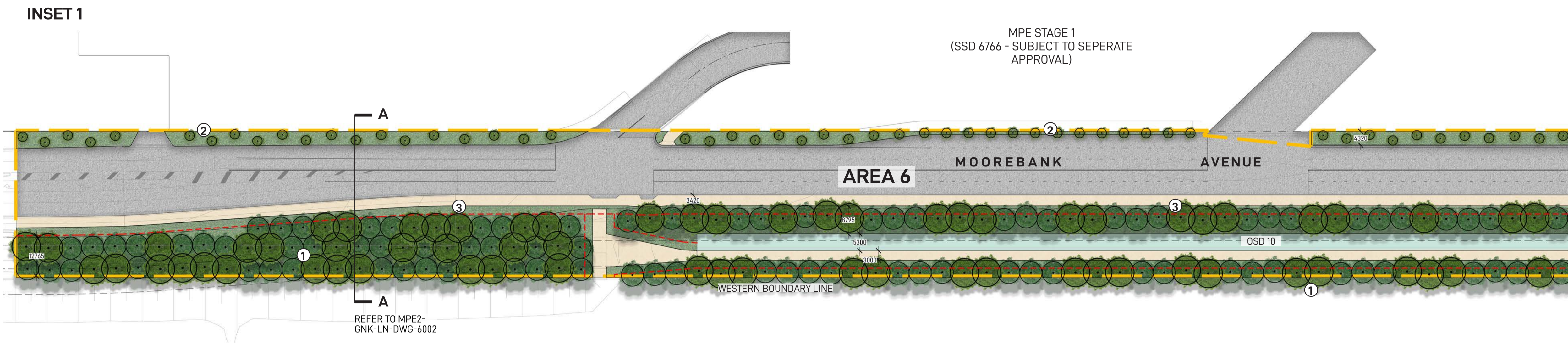
- Area 6 Boundary
- Hard Landscaping
- Proposed Garden Bed
- Proposed Canopy Trees
- Proposed OSD
- 2.5m clearance off proposed pavement in accordance with guideline (ii) of R179 Landscape Planting (Ed 1/Rev 3, Jan 2019)
- 1 Proposed canopy tree planting at 7-10m spacing in accordance with guideline (vii) of RMS Landscape Design Guidelines (Dec 2018)
- 2 Proposed clear zone with Acacia and low frangible planting in accordance with guideline (iii) of RMS Landscape Design Guidelines (Dec 2018)
- 3 Proposed mix of low level shrubs and grasses within 2.5m pavement clearance in accordance with guideline (ii) of R179 Landscape Planting (Ed 1/Rev 3, Jan 2019)

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INDICATIVE TREES



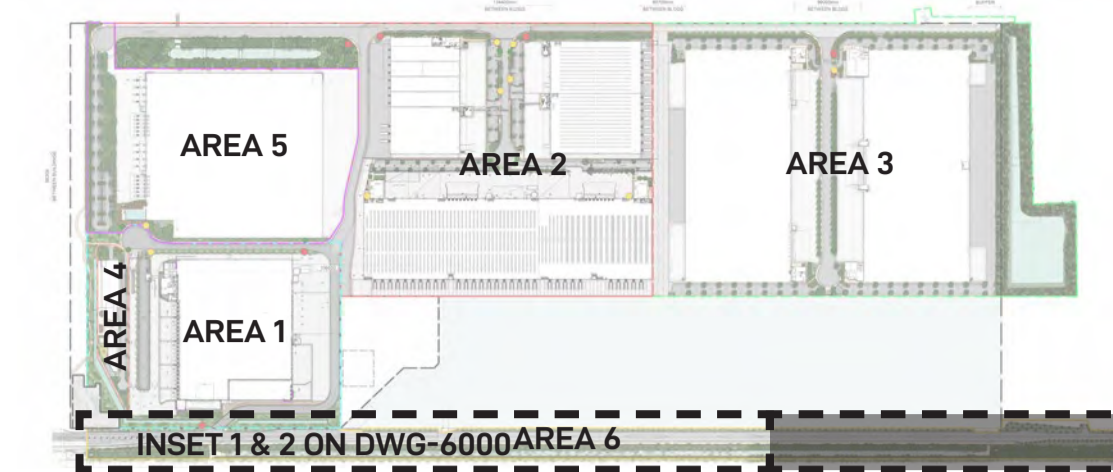
INDICATIVE SHRUB & GRASSES



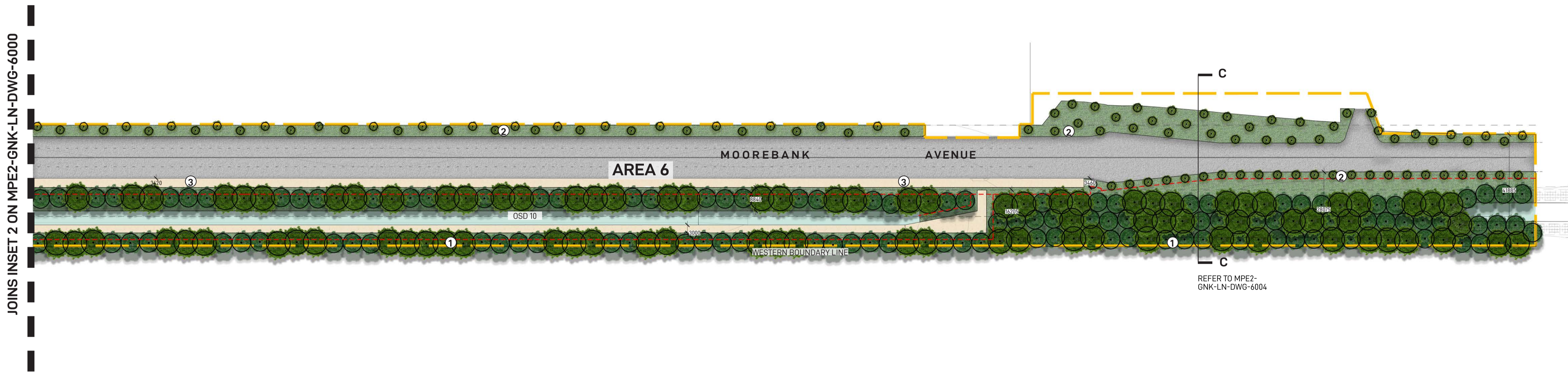
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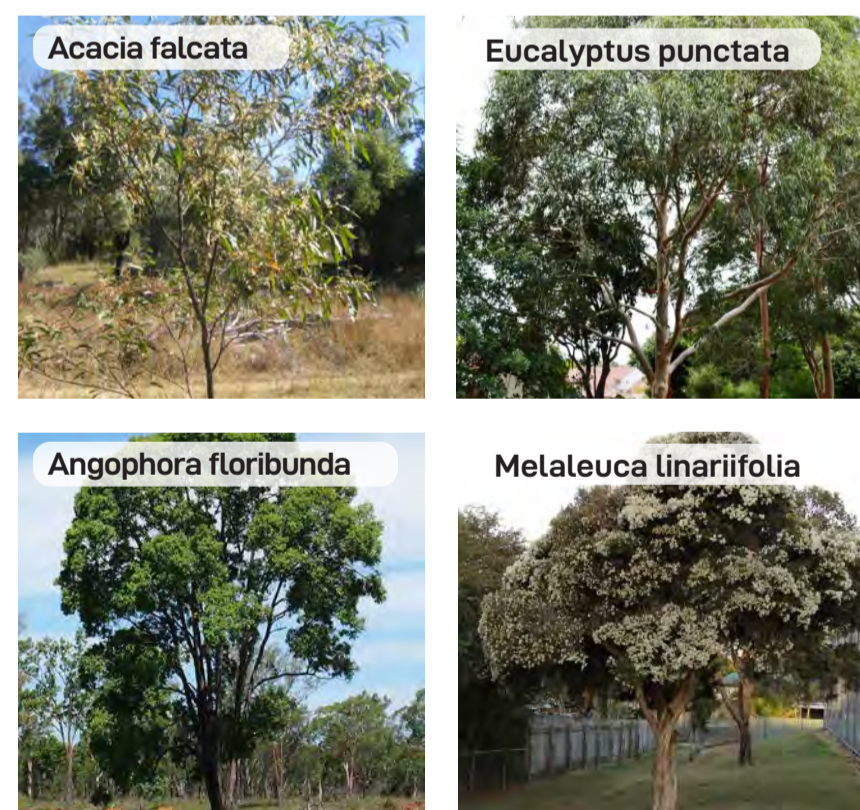
KEY PLAN



INSET 3



INDICATIVE TREES



INDICATIVE SHRUB & GRASSES



LEGEND

- Area 6 Boundary
- Hard Landscaping
- Proposed Garden Bed
- Proposed Canopy Trees
- Proposed OSD
- 2.5m clearance off proposed pavement in accordance with guideline (ii) of R179 Landscape Planting (Ed 1/Rev 3, Jan 2019)
- 1 Proposed canopy tree planting at 7-10m spacing in accordance with guideline (vii) of RMS Landscape Design Guidelines (Dec 2018)
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