



Suite 117, 25 Solent Circuit
Norwest Business Park
Baulkham Hills
NSW 2153
ABN: 50 160 157 666

14 August 2019

Ms Anna Summerhayes
Acting Executive Director
Independent Planning Commission NSW Secretariat

By email: david.way@ipcn.nsw.gov.au
Cc: dominic.crinion@planning.nsw.gov.au

Dear Ms Summerhayes,

**Moorebank Precinct West Concept Proposal (SSD 5066 Mod 1) and
Moorebank Precinct West Stage 2 (SSD 7709)
Independent Planning Commission: Request for Additional Information**

Following receipt of the Independent Planning Commission's (IPC) request for additional information (RFI) in respect of Moorebank Precinct West Concept Proposal (SSD 5066 Mod 1) and Moorebank Precinct West (MPW) Stage 2 (SSD 7709), dated 2 August 2019, the Applicant has prepared the following four figures (refer attached):

1. Page 1: Full Overlay

MPW site construction and operation boundary with mapped reference lines and constraints arising from DPIE recommended condition B2.

Showing on-site detention basins (OSDs); boundary access road; site boundary layout, contours and indicative MPW 2 warehouse layout prior to any adjustment in response to application of recommended condition B2.

2. Page 2: MPW Site with indicative warehouse layout

MPW site construction and operation boundary with mapped reference lines and constraints arising from DPIE recommended condition B2.

Showing OSDs; boundary access road; site boundary layout; and indicative MPW 2 warehouse layout prior to any adjustment in response to application of recommended condition B2.

3. Page 3: MPW Site with contours

MPW site construction and operation boundary with mapped reference lines and constraints arising from DPIE recommended condition B2.

Showing OSDs; boundary access road; site boundary layout; and contours.

4. Page 4: MPW Site with OSDs

MPW site construction and operation boundary with mapped reference lines and constraints arising from DPIE recommended condition B2.

Showing OSDs; boundary access road; and site boundary layout interface with DPIE recommended condition B2.

Each of the attached figures identifies the reference points or layers as referenced in the IPC's letter numbered 1 through to 7. The attachments are able to be magnified as PDFs to see more detailed content relative to specific areas of the site.

Note: The legend identifies the inclusion OSD retaining walls as pink lines. The pink lines forming the footprint of the OSDs represent where the Applicant has proposed to use criteria other than the maximum batter slope of 1V: 4H (IPC reference item 7).

The response has focussed on the primary area of concern expressed in the IPC's RFI, being the application of the DPIE recommended condition B2 and the application of the definition of riparian corridor and subsequent setback provisions.

The assessed impact to developable area, where DPIE's recommended condition B2 remains unaltered, would be a net loss of 31,032 m2 from the MPW Stage 2 construction boundary.

This value is likely to increase with application of conditions other than B2, for example the application of recommended condition B13 to OSD 3 in the south east of the site requiring 1V:4H batters and the potential provision for Koala corridors under recommended condition B152.

Generally, the Applicant's view is that the impacts of most of these other recommended conditions can be effectively managed under the proposed amendments to the recommended conditions. This would encompass the Applicant's recommendation for the inclusion of "unless otherwise agreed" (or equivalent) where it is accepted by the IPC to provide flexibility that enables design variability where appropriate, e.g. in respect of B13 and OSD 3.

In other cases the cumulative application of conditions would further reduce the developable area, though this figure would not be quantifiable until after Planning Secretary approval of relevant management plans and supporting documentation, e.g. in respect of B152.

In order to facilitate the IPC review of the attached figures, we have provided a hardcopy of each at an appropriate scale, to be delivered to the IPC tomorrow (15 August 2019).

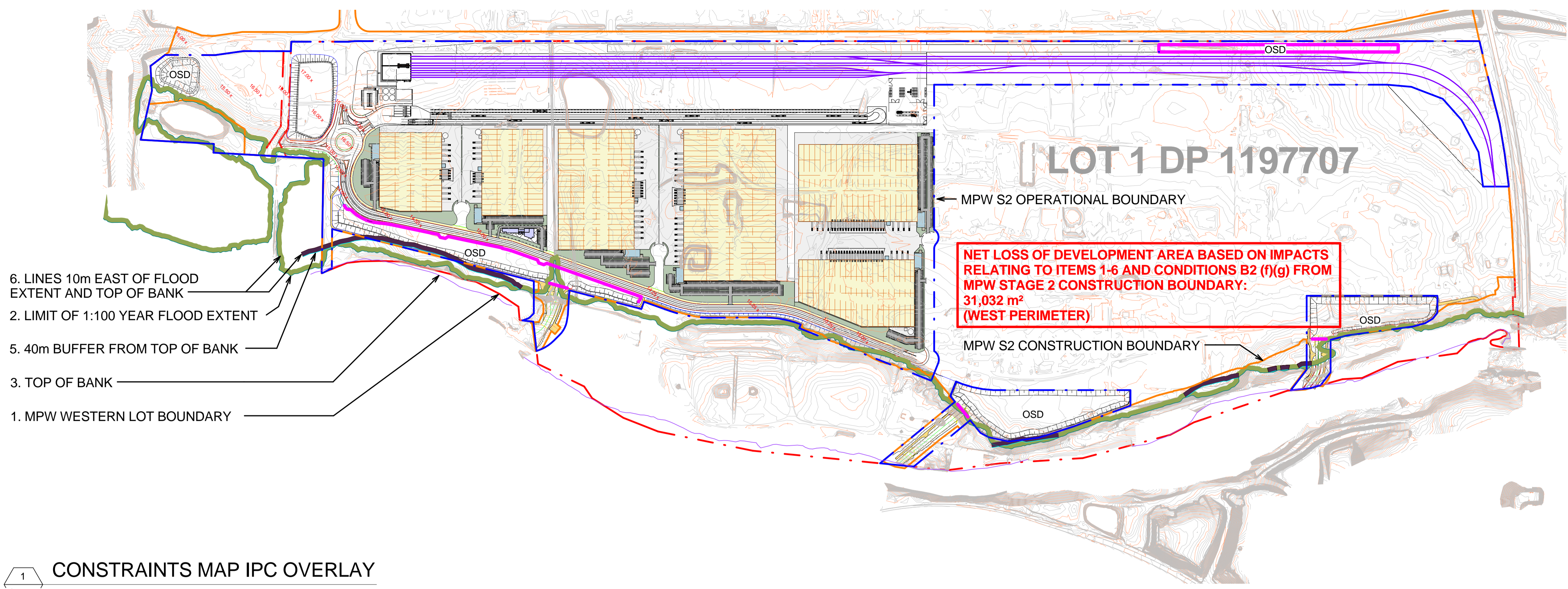
The Applicant is offering a further face-to-face session with the IPC to talk through the plans and their interpretation and application in respect of the recommended conditions should further clarification be requested.

Should you have any further questions, please do not hesitate to contact me

Regards



Richard Johnson
Director
Aspect Environmental Pty Limited



1 CONSTRAINTS MAP IPC OVERLAY
ASK - 139.1 1 : 5000

- REFERENCE INFORMATION:**
- FloodExtent_100y_IDW_03_m; ARCADIS (CIVIL ENG) 1% AEP ASSESSMENT; DATED 29/05/2019
 - mpw2-arc-cv-mod-de-DesignBaseBasins; ARCADIS (CIVIL ENG) ON-SITE DETENTION BASIN DESIGN; DATED 05/08/2019
 - mpw2-arc-cv-mod-de-DesignBaseRoad; ARCADIS (CIVIL ENG) ROAD DESIGN; DATED 05/08/2019
 - mpw2-arc-cv-mod-de-Boundaries; ARCADIS (CIVIL ENG) BOUNDARY REFERENCE; DATED 05/08/2019
 - 115804500_24; CARDNO (REGISTERED SURVEYOR) GROUND SURVEY CONTAINING 1m AND 0.2m CONTOURS; DATED 30/07/2019
 - 115804542_02 Georges River Bank; CARDNO (REGISTERED SURVEYOR) FIELD SURVEY OF GEORGES RIVER BANK; DATED 30/07/19



MIDWAY THROUGH SITE LOOKING SOUTH AT 'DUST BOWL'



VIEW LOOKING SOUTH AT BOTH EAST AND WEST SIDES, GEORGES RIVER AND CONSERVATION AREA

LEGEND:

- - - 1. MOOREBANK PRECINCT WEST WESTERN LOT BOUNDARY LOT 1 DP1197707
- 2. LIMIT OF 1:100 YEAR FLOOD EXTENT
- 3. TOP OF BANK
- 4. CONTOURS (INTERVALS VARY)
- 5. 40m BUFFER FROM TOP BANK
- 6. LINE 10m EAST OF 2 and 3
- OSD RETAINING WALL
- - - MPW S2 OPERATIONAL BOUNDARY
- MPW S2 CONSTRUCTION BOUNDARY
- PROPOSED RLs
- EXISTING RLs

PRELIMINARY - FOR DISCUSSION ONLY

NOTES

This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Report all discrepancies to project manager prior to construction. Figure dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities requirements and regulations.

Issue	Description	Date	Ver	Auth
A	ISSUE FOR INFORMATION	06/08/2019		
B	ISSUE FOR INFORMATION	07/08/2019		
C	ISSUE FOR INFORMATION	08/08/2019		
D	ISSUE FOR INFORMATION	13/08/2019		

REIDCAMPBELL
Architecture, Interiors, Project Management
ACN 002 033 801 ABN 28 317 605 875
Level 15, 124 Walker Street
North Sydney NSW 2060 Australia
Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
Fax: 61 02 9954 4946 Web: www.reidcampbell.com

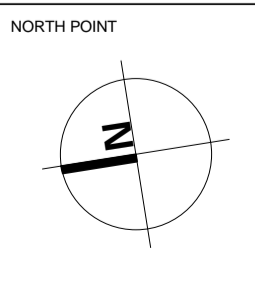
PRECINCT MASTER PLAN

MOOREBANK LOGISTICS PARK

QUBE

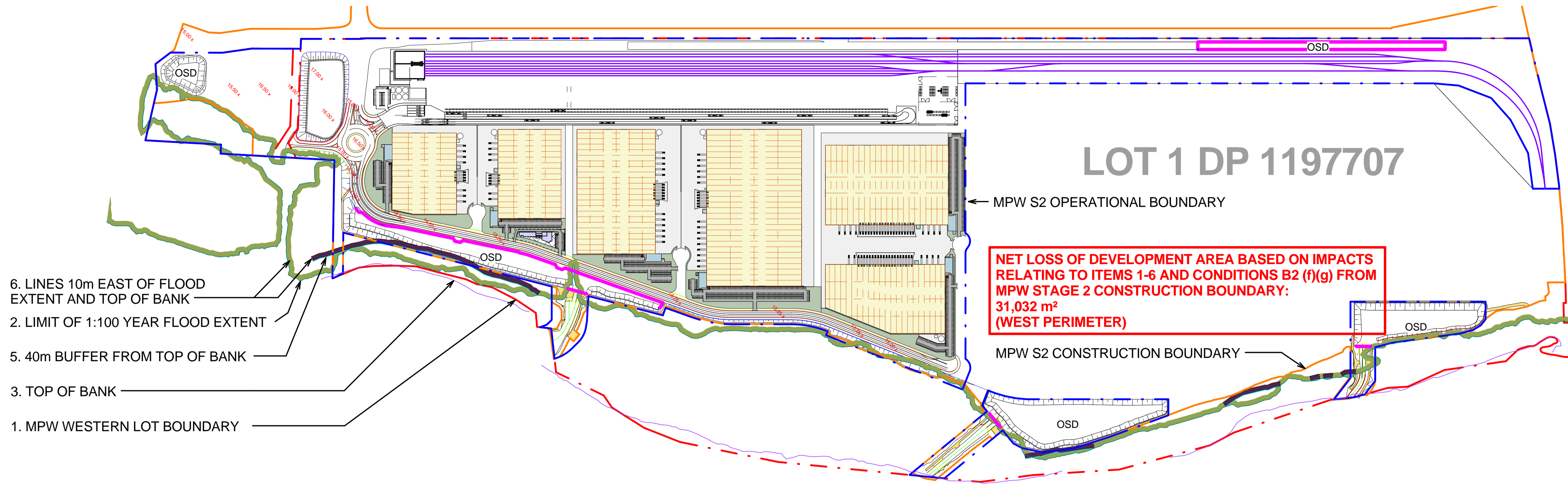
TACTICAL GROUP

PROJECT MOOREBANK LOGISTICS PARK
MOOREBANK AVENUE, MOOREBANK NSW
DRAWN: SS, MF CHECKED: MF SCALE: As indicated@A1



DRAWING NAME: CONSTRAINTS MAP IPC OVERLAY

SHEET NUMBER	DOCUMENT NUMBER	ISSUE
ASK - 139.1	PREC-RCG-AR-DWG-ASK -139.1 D	



1 ASK - 139.4
CONSTRAINTS MAP IPC OVERLAY_CONTOURS OFF
 1 : 5000

REFERENCE INFORMATION:

- FloodExtent_100y_IDW_03_m; ARCADIS (CIVIL ENG) 1% AEP ASSESSMENT; DATED 29/05/2019
- mpw2-arc-cv-mod-de-DesignBaseBasins; ARCADIS (CIVIL ENG) ON-SITE DETENTION BASIN DESIGN; DATED 05/08/2019
- mpw2-arc-cv-mod-de-DesignBaseRoad; ARCADIS (CIVIL ENG) ROAD DESIGN; DATED 05/08/2019
- mpw2-arc-cv-mod-de-Boundaries; ARCADIS (CIVIL ENG) BOUNDARY REFERENCE; DATED 05/08/2019
- 115804500_24; CARDNO (REGISTERED SURVEYOR) GROUND SURVEY CONTAINING 1m AND 0.2m CONTOURS; DATED 30/07/2019
- 115804542_02 Georges River Bank; CARDNO (REGISTERED SURVEYOR) FIELD SURVEY OF GEORGES RIVER BANK; DATED 30/07/19



MIDWAY THROUGH SITE LOOKING SOUTH AT 'DUST BOWL'



VIEW LOOKING SOUTH AT BOTH EAST AND WEST SIDES, GEORGES RIVER AND CONSERVATION AREA

LEGEND:

- - - 1. MOOREBANK PRECINCT WEST WESTERN LOT BOUNDARY LOT 1 DP1197707
- 2. LIMIT OF 1:100 YEAR FLOOD EXTENT
- 3. TOP OF BANK
- 4. CONTOURS (INTERVALS VARY)
- 5. 40m BUFFER FROM TOP BANK
- 6. LINE 10m EAST OF 2 and 3
- OSD RETAINING WALL
- - - MPW S2 OPERATIONAL BOUNDARY
- MPW S2 CONSTRUCTION BOUNDARY
- PROPOSED RLs
- EXISTING RLs

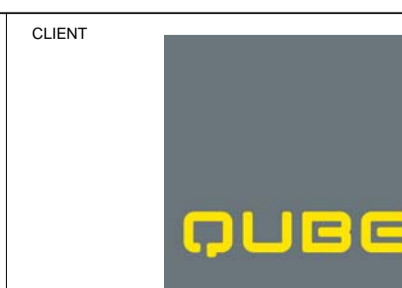
PRELIMINARY - FOR DISCUSSION ONLY

Issue	Description	Date	Ver	Auth
A	ISSUE FOR INFORMATION	06/08/2019		
B	ISSUE FOR INFORMATION	07/08/2019		
C	ISSUE FOR INFORMATION	08/08/2019		
D	ISSUE FOR INFORMATION	13/08/2019		

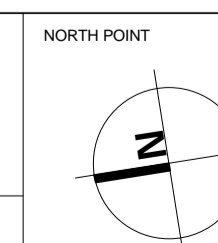
NOTES
 This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent.
 Contractor to verify all dimensions on site before commencing work.
 Report all discrepancies to project manager prior to construction.
 Figure dimensions to be taken in preference to scaled drawings.
 All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities requirements and regulations.

REIDCAMPBELL
 Architecture, Interiors, Project Management
 ACN 002 033 801 ABN 28 317 605 875
 Level 15, 124 Walker Street
 North Sydney NSW 2060 Australia
 Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
 Fax: 61 02 9954 4946 Web: www.reidcampbell.com

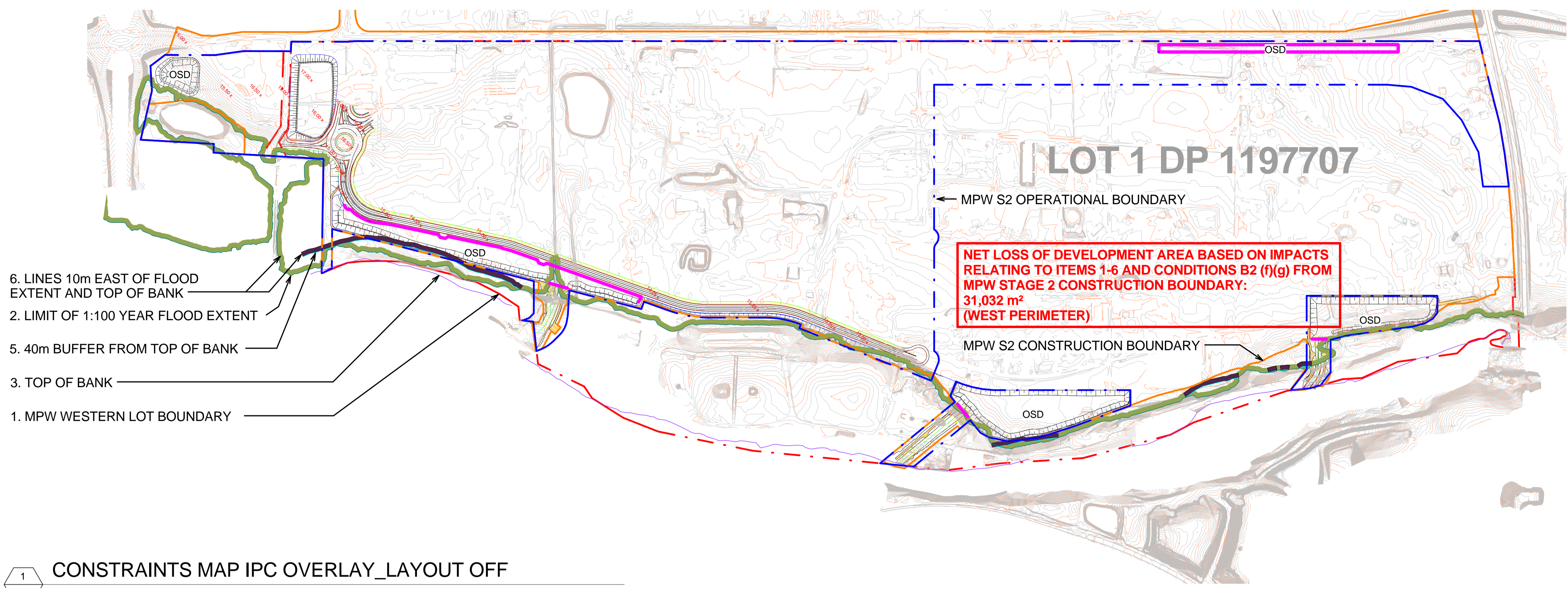
**PRECINCT
 MASTER PLAN**



PROJECT
MOOREBANK LOGISTICS PARK
 MOOREBANK AVENUE, MOOREBANK NSW
 DRAWN: SS CHECKED: MF SCALE: As indicated@A1



DRAWING NAME
CONSTRAINTS MAP IPC OVERLAY
 SHEET NUMBER: ASK - 139.4 DOCUMENT NUMBER: PREC-RCG-AR-DWG-ASK -139.4 D ISSUE



1 ASK - 139.5
 CONSTRAINTS MAP IPC OVERLAY_LAYOUT OFF
 1 : 5000

- REFERENCE INFORMATION:**
- FloodExtent_100y_IDW_03_m; ARCADIS (CIVIL ENG) 1% AEP ASSESSMENT; DATED 29/05/2019
 - mpw2-arc-cv-mod-de-DesignBaseBasins; ARCADIS (CIVIL ENG) ON-SITE DETENTION BASIN DESIGN; DATED 05/08/2019
 - mpw2-arc-cv-mod-de-DesignBaseRoad; ARCADIS (CIVIL ENG) ROAD DESIGN; DATED 05/08/2019
 - mpw2-arc-cv-mod-de-Boundaries; ARCADIS (CIVIL ENG) BOUNDARY REFERENCE; DATED 05/08/2019
 - 115804500_24; CARDNO (REGISTERED SURVEYOR) GROUND SURVEY CONTAINING 1m AND 0.2m CONTOURS; DATED 30/07/2019
 - 115804542_02 Georges River Bank; CARDNO (REGISTERED SURVEYOR) FIELD SURVEY OF GEORGES RIVER BANK; DATED 30/07/19



MIDWAY THROUGH SITE LOOKING SOUTH AT 'DUST BOWL'



VIEW LOOKING SOUTH AT BOTH EAST AND WEST SIDES, GEORGES RIVER AND CONSERVATION AREA

LEGEND:

- 1. MOOREBANK PRECINCT WEST WESTERN LOT BOUNDARY LOT 1 DP1197707
- 2. LIMIT OF 1:100 YEAR FLOOD EXTENT
- 3. TOP OF BANK
- 4. CONTOURS (INTERVALS VARY)
- 5. 40m BUFFER FROM TOP BANK
- 6. LINE 10m EAST OF 2 and 3
- OSD RETAINING WALL
- MPW S2 OPERATIONAL BOUNDARY
- MPW S2 CONSTRUCTION BOUNDARY
- PROPOSED RLs
- EXISTING RLs

PRELIMINARY - FOR DISCUSSION ONLY

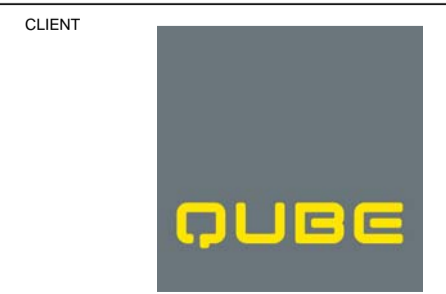
NOTES

This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Report all discrepancies to project manager prior to construction. Figure dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities requirements and regulations.

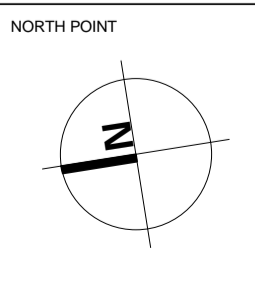
Issue	Description	Date	Ver	Auth
A	ISSUE FOR INFORMATION	06/08/2019		
B	ISSUE FOR INFORMATION	07/08/2019		
C	ISSUE FOR INFORMATION	08/08/2019		
D	ISSUE FOR INFORMATION	13/08/2019		

REIDCAMPBELL
 Architecture, Interiors, Project Management
 ACN 002 033 801 ABN 28 317 605 875
 Level 15, 124 Walker Street
 North Sydney NSW 2060 Australia
 Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
 Fax: 61 02 9954 4946 Web: www.reidcampbell.com

PRECINCT
 MASTER PLAN



PROJECT
 MOOREBANK LOGISTICS PARK
 MOOREBANK AVENUE, MOOREBANK NSW
 DRAWN: SS, MF CHECKED: MF SCALE: As indicated@A1

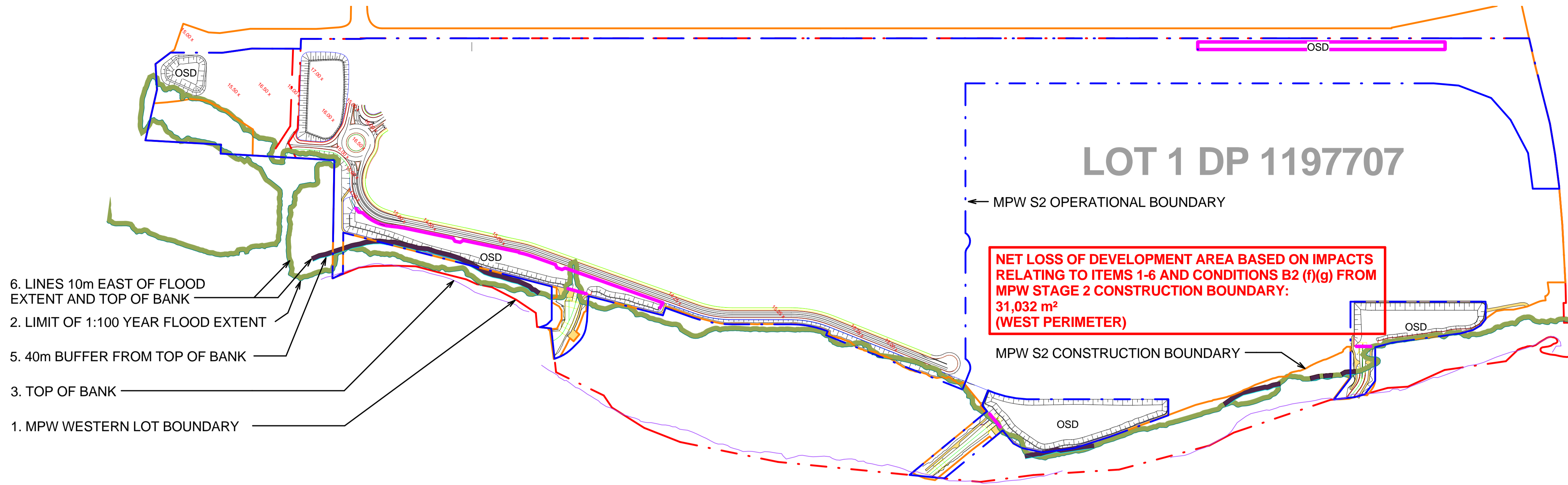


DRAWING NAME
 CONSTRAINTS MAP IPC OVERLAY

SHEET NUMBER
 ASK - 139.5

DOCUMENT NUMBER
 PREC-RCG-AR-DWG-ASK -139.5 D

ISSUE



1 ASK - 139.6
CONSTRAINTS MAP IPC OVERLAY_LAYOUT & CONTOURS OFF
 1 : 5000

REFERENCE INFORMATION:

- FloodExtent_100y_IDW_03_m; ARCADIS (CIVIL ENG) 1% AEP ASSESSMENT; DATED 29/05/2019
- mpw2-arc-cv-mod-de-DesignBaseBasins; ARCADIS (CIVIL ENG) ON-SITE DETENTION BASIN DESIGN; DATED 05/08/2019
- mpw2-arc-cv-mod-de-DesignBaseRoad; ARCADIS (CIVIL ENG) ROAD DESIGN; DATED 05/08/2019
- mpw2-arc-cv-mod-de-Boundaries; ARCADIS (CIVIL ENG) BOUNDARY REFERENCE; DATED 05/08/2019
- 115804500_24; CARDNO (REGISTERED SURVEYOR) GROUND SURVEY CONTAINING 1m AND 0.2m CONTOURS; DATED 30/07/2019
- 115804542_02 Georges River Bank; CARDNO (REGISTERED SURVEYOR) FIELD SURVEY OF GEORGES RIVER BANK; DATED 30/07/19



MIDWAY THROUGH SITE LOOKING SOUTH AT 'DUST BOWL'



VIEW LOOKING SOUTH AT BOTH EAST AND WEST SIDES, GEORGES RIVER AND CONSERVATION AREA

LEGEND:

- 1. MOOREBANK PRECINCT WEST WESTERN LOT BOUNDARY LOT 1 DP1197707
- 2. LIMIT OF 1:100 YEAR FLOOD EXTENT
- 3. TOP OF BANK
- 4. CONTOURS (INTERVALS VARY)
- 5. 40m BUFFER FROM TOP BANK
- 6. LINE 10m EAST OF 2 and 3
- OSD RETAINING WALL
- MPW S2 OPERATIONAL BOUNDARY
- MPW S2 CONSTRUCTION BOUNDARY
- PROPOSED RLs
- EXISTING RLs

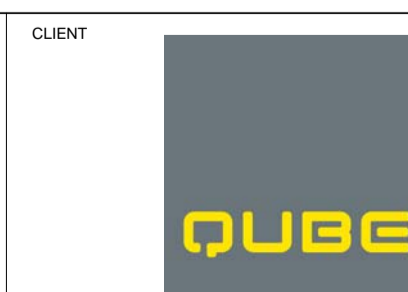
PRELIMINARY - FOR DISCUSSION ONLY

Issue	Description	Date	Ver	Auth
A	ISSUE FOR INFORMATION	06/08/2019		
B	ISSUE FOR INFORMATION	07/08/2019		
C	ISSUE FOR INFORMATION	08/08/2019		
D	ISSUE FOR INFORMATION	13/08/2019		

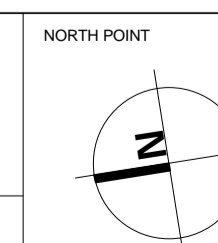
NOTES
 This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent.
 Contractor to verify all dimensions on site before commencing work.
 Report all discrepancies to project manager prior to construction.
 Figure dimensions to be taken in preference to scaled drawings.
 All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities requirements and regulations.

REIDCAMPBELL
 Architecture, Interiors, Project Management
 ACN 002 033 801 ABN 28 317 605 875
 Level 15, 124 Walker Street
 North Sydney NSW 2060 Australia
 Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
 Fax: 61 02 9954 4946 Web: www.reidcampbell.com

PRECINCT MASTER PLAN



PROJECT	MOOREBANK LOGISTICS PARK
MOOREBANK AVENUE, MOOREBANK NSW	
DRAWN	SS
CHECKED	MF
SCALE	As indicated@A1



DRAWING NAME	CONSTRAINTS MAP IPC OVERLAY
SHEET NUMBER	ASK - 139.6
DOCUMENT NUMBER	PREC-RCG-AR-DWG-ASK -139.6 D
ISSUE	