



Woolworths SSD-10468 Customer Fulfillment Centre

PROPOSAL FOR STAGING OF MANAGEMENT PLANS – A12 & A13

Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

19 September 2022

Dear Planning Secretary,

Re: SSD-10468 Condition A12 & 13

Pursuant to Condition A12 of the above SSD, we formally request approval from the Planning Secretary to submit plans required under the development consent on a staged basis.

A12. With the approval of the Planning Secretary, the Applicant may:

- a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope 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);*
- b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and*
- c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).*

Should the proposed staging be accepted, each CEMP submission will clearly outline the scope of works considered by each CEMP and the relationship between the plans. Refer to the proposed CEMP table split.

Pursuant to Condition A13 of the above SSD, we formally request approval from the Planning Secretary that the submitted management plans may be staged without consultation being undertaken with the relevant parties required to be consulted.

A13. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent

The demolition works propose to have minimal staff numbers on site who will be accessing the site only at the start and end of their shifts. The demolition contract has proposed a maximum approximate number of staff at any one time on site to be 16 persons. The demolition works are proposed to commence Early October 2022 with practical completion expected by the end of December 2022.

Furthermore, the proposed demolition methodology has a majority of the built form remaining on site in the form of crushed concrete and bricks.

The remaining demolished building materials will only be taken off site when the transporting loads are full. This is to limit the amount of truck movements on site. Further methodology will be provided by the demolition contractor in the CEMP.

Scope of Works of Each Stage

Stage 1 – Demolition Oct 2022 – Dec 2022	Stage 2 – CC1 Date TBC	Stage 3 - CC2 Date TBC	Stage 4 – CC3 Date TBC
<ul style="list-style-type: none"> Demolition only of above ground existing building structures Clearing of on-site landscaping whilst not disturbing/penetrating the ground surface. Street trees along Edinburgh Road to remain until stage 2 	<ul style="list-style-type: none"> Demolition of existing hardstand concrete slabs and inground services Bulk Earthworks Contamination Remediation Stormwater drainage and culvert relocation Retaining walls, and inground structure up to ground floor slab Internal road pavements Site Services including water, sewer, and power 	<ul style="list-style-type: none"> Internal Hardstand concrete slabs External road re-alignment and crossovers External footpaths and landscaping Erection of the full building structure Building façade installation Carpark and docking areas 	<ul style="list-style-type: none"> Internal building fit out of offices and warehouse racking and equipment Construction of mezzanines
<p>To be completed by the demolition contractor</p>	<p>To be completed and confirmed on appointment of the Main Works Head Contractor</p>	<p>To be completed and confirmed on appointment of the Main Works Head Contractor</p>	<p>To be completed and confirmed on appointment of the Main Works Head Contractor</p>

Proposed Split of CEMP

Stage 1 - CEMP	Stage 2 – CEMP	Stage 3 - CEMP	Stage 4 – CEMP
Demolition	CC1 / CC2 / CC3		
Construction Environmental Management Plan	Construction Environmental Management Plan		
Construction Traffic Management Plan	Construction Traffic Management Plan		
Construction Noise and Vibration Management Plan	Construction Noise and Vibration Management Plan		
Remedial Action Plan (no change to submitted RAP & no in ground works to be completed during the demolition. No requirement for an on-site auditor B24)	Remedial Action Plan		
Unexpected Contamination Finds Protocol	Unexpected Contamination Finds Protocol		
Construction Flood Emergency Response Management Plan	Construction Flood Emergency Response Management Plan		
Aboriginal Cultural Heritage Research Design and Excavation Methodology			
Community Consultation (Submit neighbourhood letters before commencement)	Community Consultation (Consultation with the relevant public authorities and stakeholders)		

The above table identifies the management plans that will be submitted in relation to the relevant stages.

In summary Woolworths are requesting approval from the Planning Secretary that all works associated with the demolition scope can be captured in separate management plans. Once a main works head contractor is engaged, the management plans covering the works associated with CC1, CC2, and CC3 will be submitted to the planning secretary and the relevant approval authorities.