



Marsden Park Developments Pty Ltd
PO Box 262
Riverstone
New South Wales 2765

11 February 2021

Chris Ritchie
Director
Industry Assessments
Department of Planning, Industry and Environment
12 Darcy St, Parramatta NSW 2150

Dear Chris,

**RE: SSD-10477 SYDNEY BUSINESS PARK STAGE 3
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS**

As per Condition A9 of SSD-10477, we notify and seek approval from the Department of Planning, Industry and Environment that the development will be staged as detailed within the Environmental Impact Statement, and would be delivered as follows:

- Bulk earthworks for the entire Stage 3 Area, including the construction of the temporary On-Site Detention Basin within the Basin A area;
- Stage 1 – Hollinsworth Road and north-south collector road, and associated intersections;
- Stage 2 – Warehouse 4 (API Facility);
- Stage 3 – Warehouse 1 (TJX Facility);
- Stage 4 – Warehouse 2 Facility (Tenant to be confirmed); and
- Stage 5 – Warehouse 3 Facility (Tenant to be confirmed).

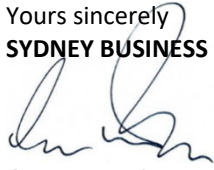
See the staging plan 1200045_A0006 attached. We also seek approval that the Construction Environmental Management Plan and Construction Certificate approvals will also follow the same staging.

Staging would also be constrained by the construction of site infrastructure by Sydney Business Park and others. In this regard, Sydney Business Park has committed to:

- Not commencing construction works on any buildings until the temporary On-Site Detention Basin in the Basin A area has been commissioned (as per condition B14);
- Not commencing construction works on any buildings until TfNSW approves the Hollinsworth Road and Richmond Road intersection concept civil design and Traffic Control Signal plans (as per Condition B5);
- Not commencing operations of any building on site until all infrastructure necessary for the operation of that building has been commissioned, including:
 - External roadworks (including Hollinsworth Road and/or the north-south collector road) along with services, including water, sewer, electricity and telecommunication;
 - Stormwater drainage infrastructure, either via:
 - Basin A for Warehouses 1, 2 and 4; or
 - Basin E for Warehouse 3.
- Not commencing operations of the final building on site until the Hollinsworth Road and Richmond Road intersection upgrade works are complete to the satisfaction of TfNSW (as per Condition B5).

Should you have any queries regarding the satisfaction of this condition, please do not hesitate to contact me.

Yours sincerely
SYDNEY BUSINESS PARK

A handwritten signature in black ink, appearing to read 'Owen Walsh', written over the text 'SYDNEY BUSINESS PARK'.

OWEN WALSH
Development Director