



Mr Owen Walsh
Development Director
Marsden Park Developments Pty Ltd
15 Hollinsworth Road
Marsden Park NSW 2765

15/02/2021

Dear Mr Walsh

Sydney Business Park – Stage 3 (SSD-10477)
**Staged Submission of Pre-Construction Management Plans and
Construction Environmental Management Plan (Bulk Earthworks)**

I refer to your letter dated 11 February 2021 requesting the Planning Secretary's approval to stage the submission of pre-construction management plans in accordance with Condition A9 of development consent SSD-10477.

The Department notes the Applicant is seeking approval to undertake construction of the development across several stages being:

- Bulk earthworks for the entire Stage 3 Area, including 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).

The Department understands that the staged submission of the various pre-construction plans, strategies and reports, required in accordance with the development consent, will align with the above construction stages.

The Department has reviewed your request and is satisfied with the proposed approach to staging of pre-construction management plans. Accordingly, the Planning Secretary agrees to the proposed staging.

Bulk Earthworks and Temporary On Site Detention Basin

I understand you are also seeking approval of the Construction Environmental Management Plan (CEMP) for the first stage of construction, being for bulk earthworks, including the construction of the temporary

on-site detention basin within the Basin A area. This plan was submitted in accordance with Conditions

C2 and C3 of Schedule 2, Part C of the consent for Sydney Business Park – Stage 3 (SSD-10477) and includes the following sub plans:

- Construction Traffic Management Plan (Condition B1)
- Erosion and Sediment Control Plan (Condition B11)
- Construction Noise Management Plan (Condition B18)
- Unexpected Finds Protocol (Condition B44)
- Community Consultation and Engagement Plan.

The Department has carefully reviewed the documents and is satisfied the CEMP and associated sub-plans satisfy the requirements of Conditions C2 and C3 of Schedule 2, Part C of SSD-10477 for the bulk earthworks and temporary detention basin only.

Accordingly, the Planning Secretary has approved the following plans:

- Construction Environmental Management Plan prepared by Marsden Park Developments Pty Ltd (Sydney Business Park), dated 11 February 2021, Revision 2
- Construction Traffic Management Plan prepared by Headway Traffic & Transport, dated 8 February 2021, Version 1
- Sediment and Erosion Control Plan prepared by Orion Consulting, dated 2 February 2021, Revision C
- Noise and Vibration Management Plan prepared by Acoustic Logic, dated 8 February 2021, Revision 0
- Unexpected Finds Protocol prepared by Douglas Partners, dated 5 February 2021, Revision 0
- Community Consultation and Engagement Plan, prepared by Marsden Park Developments Pty Ltd (Sydney Business Park), dated 27 January 2021.

Please be reminded that any subsequent stages will be subject to the submission of further CEMPs to cover these works.

Please ensure the approved plans are placed on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Environmental Assessment Officer on 9274 6225 or at ania.dorocinska@planning.nsw.gov.au.

Yours sincerely



Chris Ritchie
Director
Industry Assessments

As nominee of the Planning Secretary