



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

03/03/2021

Dear Mr Walsh

Sydney Business Park – Stage 3 (SSD-10477)  
**Construction Environmental Management Plan - Stage 3 (Warehouse 1)**

I refer to the Construction Environmental Management Plan (CEMP) for Warehouse 1 of the Sydney Business Park – Stage 3 development which was submitted in accordance with Conditions C2 and C3 of Schedule 2, Part C of the consent (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)
- Landscape Management Plan (Condition B46).

In accordance with the Planning Secretary's approval of 15 February 2021 which permitted the staged submission of management plans, I understand this CEMP relates to Stage 3 of the construction program, being for Warehouse 1 only. 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 Warehouse 1 only.

Accordingly, the Planning Secretary has approved the following plans:

- Construction Environmental Management Plan prepared by SLR Consulting Australia Pty Ltd, dated 24 February 2021
- Construction Traffic Management Plan prepared by Roadwork Solutions, dated 23 February 2021, Revision C
- Sediment and Erosion Control Plan prepared by Costin Roe Consulting Pty Ltd, dated 6 November 2020, Revision B
- Construction Noise and Vibration Management Plan prepared by Acoustic Logic, dated 15 February 2021, Revision 0
- Unexpected Finds Protocol prepared by Douglas Partners, 16 February 2021, Revision 0
- Landscape Management Plan prepared by Site Image Landscape Architects, dated 19 February 2021, Revision A.

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](mailto:ania.dorocinska@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "C. Ritchie". The signature is fluid and cursive, with a prominent initial "C" and a long, sweeping tail.

Chris Ritchie  
Director  
Industry Assessments

As nominee of the Planning Secretary