

Our ref: SSD-10477

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

13 December 2022

Subject: Approval of the Construction Environmental Management Plan (Warehouse 2), Sydney Business Park – Stage 3 (SSD-10477)

Dear Mr Walsh

I refer to the Construction Environmental Management Plan (CEMP) for Warehouse 2 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 SSD-10477, including 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 4 of the construction program, being for Warehouse 2 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 2 only.

Accordingly, the Planning Secretary has approved the followings plans:

- Construction Environmental Management Plan, prepared by SLR Consulting Australia Pty Ltd, dated 21 November 2022
- Construction Traffic Management Plan, prepared by Roadwork Solutions, dated 9 December 2022, Revision B
- Erosion and Sediment Control Plan, prepared by Costin Roe Consulting Pty Ltd, dated 16 September 2022, Issue A
- Construction Noise and Vibration Management Plan, prepared by Acoustic Logic, dated 14 November 2022, Revision 1
- Unexpected Finds Protocol, prepared by Douglas Partners, dated 30 September 2022, Revision 0
- Landscape Management Plan, prepared by Coco Design Landscape, dated 2 November 2022, Revision B

You are reminded that if there is any inconsistency between the approved document and the conditions of approval, then the requirements of the conditions of approval prevail.

Please ensure you make the document publicly available on the project website at the earliest convenience.

Should you have any further enquiries, please contact Jeffrey Peng on (02) 9995 6685 or via at jeffrey.peng@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bakopanos', with a large, stylized initial 'B'.

Joanna Bakopanos

Team Leader

Industry Assessments

as delegate of the Planning Secretary