

SSDA 10479 200 ALDINGTON ROAD INDUSTRIAL ESTATE STAGING PLAN

Please find attached the staging plan prepared to fulfil SSDA10479 condition A9.

STAGING PLAN

- A9. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:
- be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
 - describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
 - show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;
 - include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and
 - include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.
- A10. The Applicant must:
- not commence construction of any stage of the Development until the Staging Plan required by Condition A9 is approved by the Planning Secretary; and
 - implement the most recent version of the Staging Plan approved by the Planning Secretary.
- A11. The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.

Notes:

- The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary.

The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages

The concept proposal will be staged as follows:

Stage	Works / Type	Planning Status	Anticipated construction commencement
1a	Bulk earthworks	Approved stage 1 works under SSD 10479 Determined 5 May 2023	Q2 2023
1b	Infrastructure including all roads, services (telecommunication, electrical, potable water, wastewater, recycled water and stormwater) and landscaping as per landscape staging plan (attached)		Q4 2023



Stage	Works / Type	Planning Status	Anticipated construction commencement
External Roads	Aldington and Abbotts Road upgrade (AARU)	REF under preparation by LOG-E	Q4 2023- Q4 2024
1c	Construction on Lot F (building), naturalised trunk drainage channel on Lot G and interim stormwater management solution	Approved stage 1 works subject to conditions of consent	Q2 2024
1d	Full Road 06 to the north (1/2 on adjacent property). Remove the temporary access road. Change lot boundaries	Subject to DA22-0530 Target Approval: July 2023	Q4 2023
Water Management Solution	Construction of Mamre Road Precinct Stormwater Solution on Lot D	REF required. Target Lodgement Nov 2023	Q2 2024
2	Lot J Development	Subject to separate consent Target lodgement July 2023	Q1 2024
3	Lot G Development	Subject to separate consent Target lodgement September 2023	Q2 2024
4-12	Building Works on Lot A, B, C, E, H, K, L, M, N, O	Development Applications to be submitted 2024	2024-2026

Attached. SSD 10479 Stage 1 Landscape staging plan L1000 (Group GSA)

Condition 9A is addressed in Table 1

Table 1: How Condition 9A is addressed

	Staging Plan	How addressed
A9	Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:	
(a)	be prepared in consultation with Council, utility and service providers and other relevant stakeholders;	There is no staging proposed for delivery of roads and utilities as per this letter road and utility infrastructure will be delivered as a single stage. The internal collector and local roads as approved under the Stage 1 SSDA including all utilities will be completed and a subdivision certificate (linen plan) will be sought on completion of the works. PCC have been engaged as the PCA to inspect all works to be dedicated as road reserve within the estate. PCC are engaged to additionally inspect and approve the bulk earthworks to all pads. Applications for subdivision works certificates (SWC) will be lodged with PCC and works will commence on issue of SWC for phase of development. Ie. bulk earthworks (phase 1), We have consulted with all authorities with regard to utilities and service and all lead in services. All lead in utility services are in tender phase and are due to commence in Q3 2023. Internal reticulation of services have been designed to meet the external lead in services to enable sign off to occur for the Subdivision Certificate on completion of works. Estate designs have been prepared for utility service providers. Endeavour Energy (UIS0929 and UIS0981). NBN (DEV-00153473) Sydney Water CN 186839 & CN189449. There are no outstanding issues.
(b)	describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out	Described in this letter.

	Staging Plan	How addressed
	in an orderly and economic way and minimises construction impacts;	The estate has been designed to deliver all roads and services in a single stage, thus removing bulk earthworks and subdivision works so the delivery of buildings on lot can be delivered in line with the staging plan included in this letter. The SSDA includes the subdivision of the 13 developable lots of which only a single lot includes development which minimises construction impacts.
(c)	show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;	Included in this letter
(d)	include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and	Included in this letter and attached landscape staging plan
(e)	include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.	There is no staging of provision of services and infrastructure to the site, the design is in accordance with the plans submitted. The staging of stormwater management infrastructure and future road upgrades is detailed in this letter.