

Our ref: SSD-254524259

Mr Kris Letch  
Director Development  
Western Parkland City Authority  
10 Valentine Avenue  
Parramatta, NSW, 2050

14 November 2022

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**First Building, Bradfield City Centre  
Stage 1 Construction Environmental Management Plan**

Dear Mr Letch

I refer to your letter dated 9 November 2022 requesting the Planning Secretary's approval to stage the submission of management plans under Condition A9 of development consent SSD-254524259, and your submission of the Stage 1 Construction Environmental Management Plan (CEMP), Revision 000 dated 6/10/2022, prepared by Taylor Construction Group Pty Ltd in accordance with Condition C2 and C3 of SSD-254524259.

Staged Submission of Management Plans (Condition A9)

The Department acknowledges you are proposing to stage the submission of the CEMP as follows:

- Stage 1 CEMP – for temporary site establishment works including installation of fencing and delivery and installation of site office / accommodation on-site
- Stage 2 CEMP – for the remainder of construction works including clearing, demolition, bulk earthworks, sub-structure, piling and main structure works and civil works.

The Department understands the Stage 1 CEMP is for temporary site establishment works, which are not considered to be a high traffic or noise generating activity, nor would it result in extensive ground disturbance activities. As such, the Department considers the Stage 1 works do not trigger the submission of management sub-plans with the CEMP.

However, the Stage 2 CEMP must be submitted with the following management sub-plans:

- Construction Traffic Management Plan (Condition B1)
- Erosion and Sediment Control Plan (Condition B10)
- Construction Noise Management Plan (Condition B31).

Accordingly, as delegate of the Planning Secretary, I agree to the staged submission of management plans on a progressive basis under Condition A9 of SSD-254524259. Please be reminded that you will need to submit the Stage 2 CEMP and sub-plans to the Planning Secretary for approval at least one month prior to the commencement of construction of the Stage 2 works.

Stage 1 CEMP approval (Conditions C2 and C3)

The Department has carefully reviewed the Stage 1 CEMP with the exception of Section 10.3.2 and 10.3.6 of the CEMP, which outlines erosion and sediment control measures and water quality management measures which are outside the scope of the Stage 1 works. Notwithstanding the above, the Department is satisfied the remainder of the CEMP addresses the requirements of Condition C2 and C3 for the Stage 1 works only.

As nominee of the Planning Secretary, I approve the Stage 1 CEMP, with the exception of sections 10.3.2 and 10.3.6 of the CEMP which have not been approved.

You are reminded that if there are any inconsistencies between the CEMP and the conditions of approval, the conditions prevail. Please ensure you make the document publicly available on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Pamela Morales on 02 9274 6386 or via email at [pamela.morales@planning.nsw.gov.au](mailto:pamela.morales@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Bakopanos'.

Joanna Bakopanos  
**Team Leader**  
**Industry Assessments**

As nominee of the Planning Secretary