

Our ref: SSD-36464788-PA-35

Alana Garrick
Hale Property Services Pty Ltd
Development Manager
Suite 903, MLC Centre 25
Martin Place
SYDNEY, NSW 2000

01/05/2026

Boorea Street Warehouse & Distribution Centre, Lidcombe (SSD-36464788)

Operational Traffic Management Plan, Condition B8

Dear Ms Garrick

I refer to the Operational Traffic Management Plan (OTMP) submitted to the Planning Secretary under Condition B8 of SSD-36464788.

I note the OTMP:

- was reviewed by the Applicant, and no issues were raised to the Department;
- was submitted to Council for comments but Council decided not to review or provide any feedback;
- includes the information required by Condition B8; and
- has been submitted to the Department prior to the commencement of operation.

I also note that the appointment of Ason Group as the authors of the OTMP was not endorsed by the Planning Secretary to-date, as required under sub-condition B8(b).

Notwithstanding the above, as nominee of the Planning Secretary, I approve the Operational Traffic Management Plan, prepared by Ason Group, Issue v04 dated 27 March 2026, as per Condition B8 of SSD-36464788. Also, I endorse Ason Group consultants as the authors of the OTMP as suitably qualified and experienced persons as per Condition B8(b).

I remind you that the OTMP is to be reviewed annually (at a minimum) along with other monitoring and review requirements detailed in the OTMP, including the accompanying Green Travel and Loading Dock Management Plans. Also, I remind you to implement the most recent version of the approved OTMP for the duration of the development in accordance with Condition B9(b).

Please ensure that the operational requirements, listed under Condition B10, are satisfied throughout the duration of the development.

You are reminded that if there are any inconsistencies between the approved OTMP and the conditions of consent, the conditions will prevail.

Also, please make a copy of the approved OTMP including the Department letter available for public access on the project website as per Condition C14 of the consent.

If you wish to discuss the matter further, please do not hesitate to contact Matt Wood at matthew.wood@dpie.nsw.gov.au.

Yours sincerely


A handwritten signature in black ink, appearing to read 'Shiraz Ahmed', is written over a light blue horizontal line.

Shiraz Ahmed
Team Leader - Social Infrastructure Projects Unit
Infrastructure Management

As nominee of the Planning Secretary