

Ms Rebecca Bestic
Development Manager
Fife Capital
Level 12, 89 York Street
SYDNEY NSW 2000

22 October 2025

Subject: 200 Aldington Road Industrial Estate Lot J Construction Environmental Management Plan

Dear Ms Bestic

I refer to your submission to the Department of Planning, Housing and Infrastructure, dated 24 September 2025, seeking the Planning Secretary's approval of a Construction Environmental Management Plan (CEMP) and associated sub-plans, as required by Condition C2 of Schedule 2 of the consent for the 200 Aldington Road Industrial Estate Stage 2 (Lot J) (SSD-61212208).

The Department has reviewed the CEMP and supporting sub-plans and concludes the plans address the relevant conditions. It is noted that the CEMP relies on the previously approved Construction Traffic Management Plan (CTMP) prepared for the Stage 1 works under SSD-10479-PA-61. While it is accepted that in this case the CTMP and the additional site-specific traffic control measures in the CEMP satisfy the requirements of the relevant conditions of consent for SSD-61212208, the Department wishes to clarify that the proposed approach to utilise Conditions A15-A17 of the consent for this purpose is not in line with the intent or scope of these conditions.

As such, as delegate of the Planning Secretary, I approve the '200 Aldington Road Industrial Estate Lot J - SSD 61212208 - Construction Environmental Management Plan', prepared by EMM Consulting, version 7, dated 22 September 2025, including the following sub-plans:

- 'Kemps Creek Industrial Estate Lot J Progressive Erosion and Sediment Control Plan', prepared by Ochre Environmental Management, Issue 0, dated 19 September 2025
- 'Lot J Warehouse Construction Noise and Vibration Management Plan', prepared by SLR Consulting Australia, Revision v1.1, dated 18 August 2025
- 'Lot J - SSD 61212208 - Construction Air Quality Management Plan', prepared by EMM Consulting, Version 3, dated 21 August 2025
- 'Community Consultation and Complaints Handling Strategy – Lot J', prepared by EMM Consulting, Version V1, dated 22 August 2025.

You are reminded that if there are any inconsistencies between the plans 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 Rose Jones on (02) 8275 1721 or via rose.jones@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DSchwebel', with a stylized, cursive script.

David Schwebel
Acting Team Leader
Industry Assessments

As nominee of the Planning Secretary