



2<sup>nd</sup> August 2023

Department of Planning  
Attn: Planning Secretary  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Sir/Madam,

Re: SSD-8859 1111-1141 Elizabeth Drive Cecil Park NSW

The purpose of the Strategy Report is to obtain approval from the Planning Secretary under Condition A11 for the staging of Management Plans.

Condition A11 of SSD-8859 states the following.

With the approval of the Planning Secretary, the Applicant may:

- a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
- b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
- c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

In collaboration with our Private Certifier, staging is possible with the concurrence of Department of Planning.

The plan of proposed stages and scope of works for each stage will consist of:

- Stage 1 – Demolition, clearing and Remediation works.
  - Stage 2 – Remaining subdivision works including clearing, bulk earthworks, roads and drainage.
- Refer to Figures 1-3.

Should the proposed staging be accepted, each submission will clearly outline the scope of works considered under the staged Construction Environmental Management Plan and the nexus between other subsidiary management plans. Please refer to Table 1.

We would be grateful if the Planning Secretary approves the above strategy for staged Management Plans.

If you have any further questions regarding this matter, please do not hesitate to contact myself on the number below.

Kind regards,

*Anne Renshaw*

Anne Renshaw  
A&N  
0404274990





PLAN OF STAGES AND SCOPE OF WORKS  
STAGE 1 – DEMOLITION, CLEARING AND REMEDIATION



Figure 1.

A&N Design Group Pty Ltd ABN 88 654 462 352

Level 2, Suite 216, Macarthur Point 25-27 Solent Circuit, Norwest, NSW 2153

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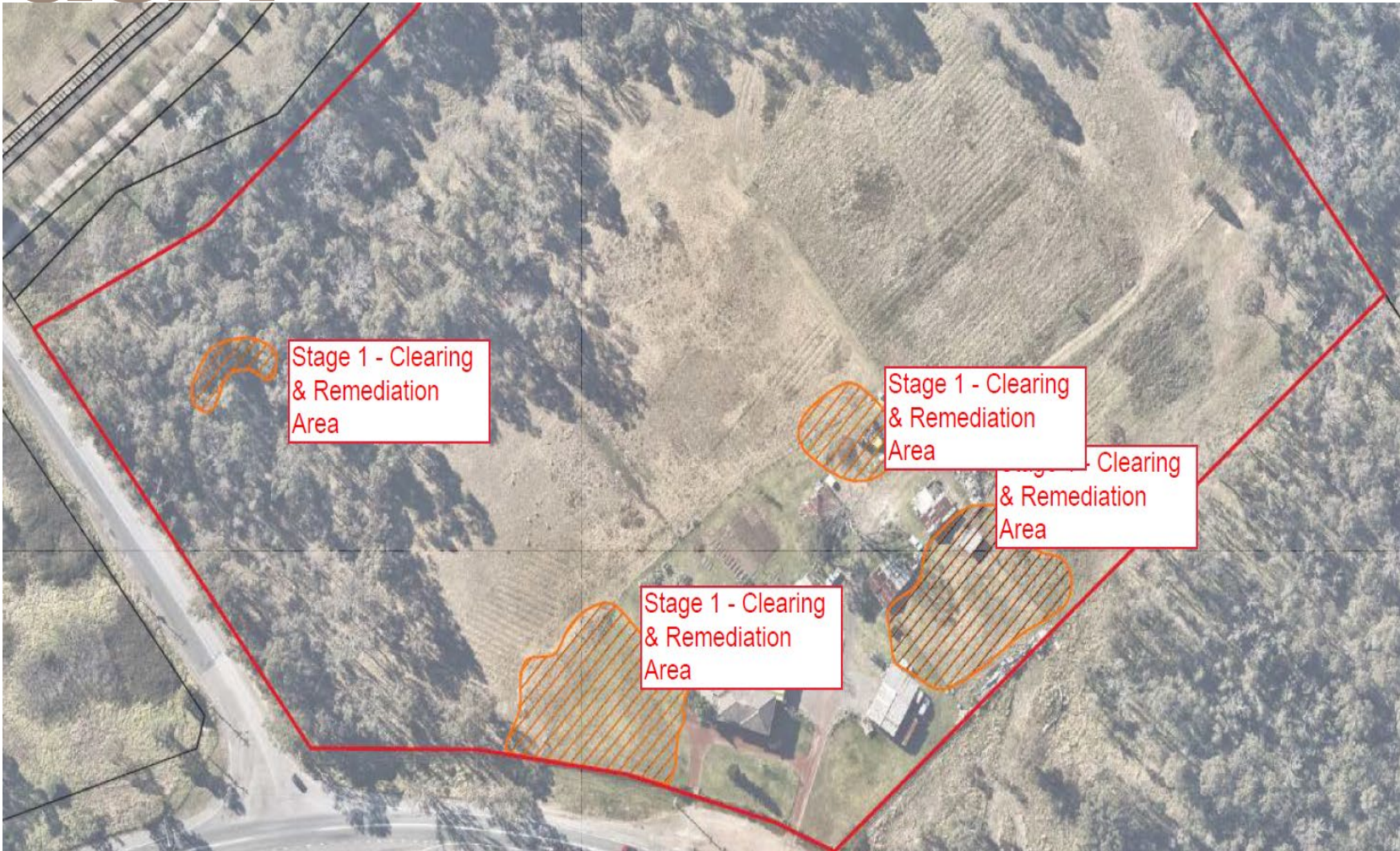


Figure 2.



## STAGE 2 – BULK EARTHWORKS, ROAD, DRAINAGE AND LANDSCAPING

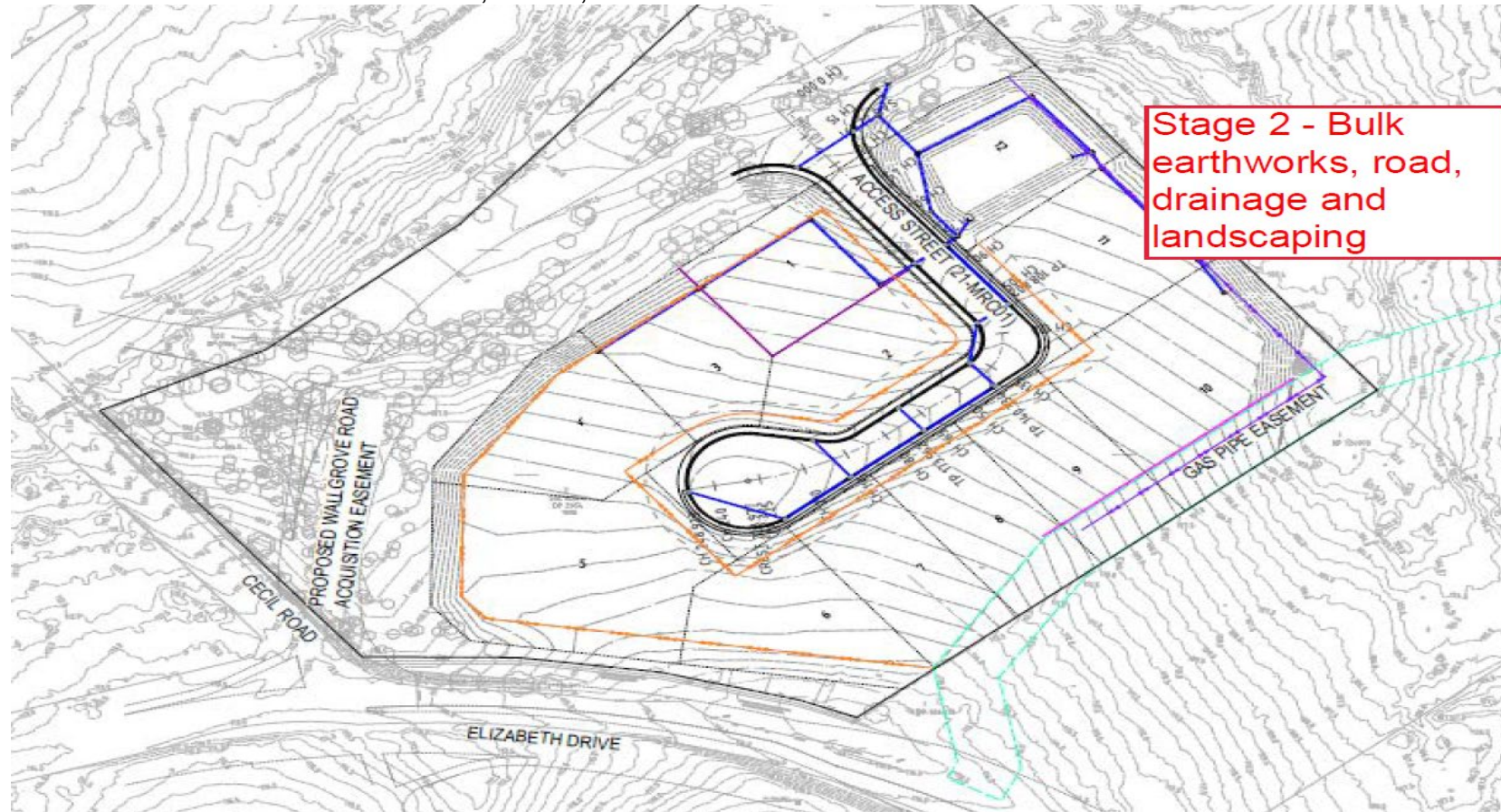


Figure 3.

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SCOPE OF WORKS AND SPLIT OF PLANS WITHIN THE CEMP (PART B & C).

STAGE 1 – CEMP	STAGE 2 - CEMP
DEMOLITION AND REMEDIATION	BULK EARTHWORKS, ROADS AND DRAINAGE & LANDSCAPING
Erosion and Sediment Control Management (Condition B12)	Erosion and Sediment Control Management (Condition B12)
Unexpected Contamination Finds (Condition B47)	
Site Audit Statement (Condition B40-B43)	
Aboriginal Cultural Heritage Plan (Condition B24 & B25)	
Construction Traffic Management (Condition B1)	Construction Traffic Management (Condition B1)
Air Quality – Dust Minimisation Management (Condition B17)	Air Quality – Dust Minimisation Management (Condition B17)
Construction Noise and Vibration Management (Condition B21)	Construction Noise and Vibration Management (Condition B21)
Demolition and Waste Management (Condition B38 & B39)	Waste Management Plan (Condition B38 & B39)
Community Management (Part B & Part C)	
Safety Management (Condition B30)	
Vegetation Management Plan (Condition B47 & B48)	

Table 1. Scope of Works and Split of Plans within the CEMP.