

Light Horse Business Hub

Proposal for Staging of Management Plans

01 February 2022



Australia Post Canon

Purpose

The purpose of this document is to obtain approval from the Planning Secretary to submit plans required under the development consent on a staged basis.

This submission is made to satisfy Condition SSD 9667 Schedule 2, A13 (extract below)

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

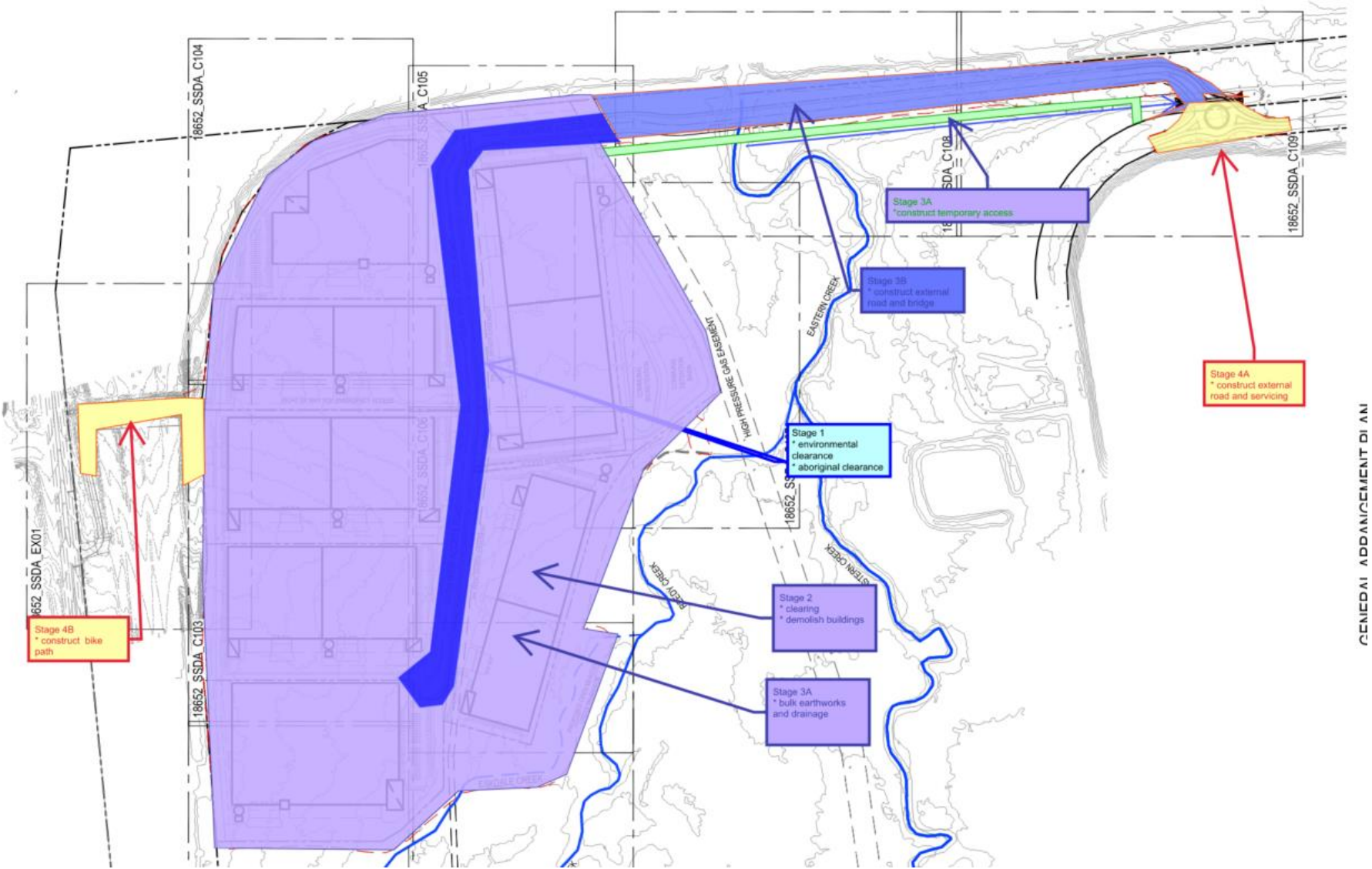
(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger 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).

Should the proposed staging be accepted each CEMP submission will clearly outline the scope of works considered by each CEMP and the relationship between the plans.

Plan of Proposed Staging



Scope of Works of each Stage

Stage 1

- **Contamination Remediation** (approx. 10-15 people) which includes remediation of the areas of concern as noted within the Remediation Action Plan (RAP) in accordance with the methodology within the RAP. Please note no demolition is to be carried out as part of this work.
- **Aboriginal Salvage** (approx. 10 people) – includes archaeological excavation and screening of artefacts

Stage 2

- **Stage 2** (20-30 people)
 - Demolition
 - Clearing

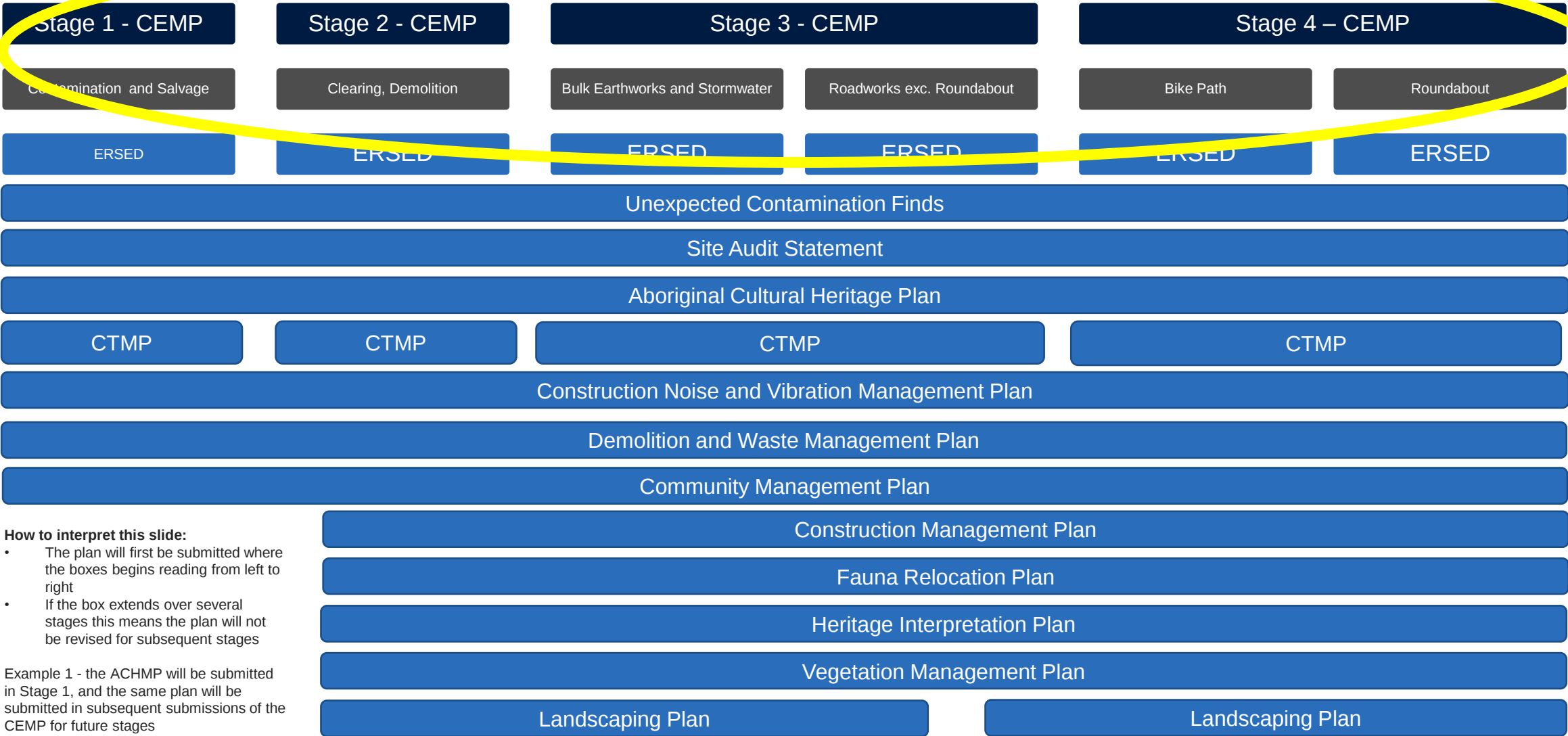
Stage 3

- **Stage 3A** (100-150 people)
 - Bulk Earthworks
 - Overland Drainage
 - Stormwater Drainage
 - Earthworks for Bio-basin
 - Retaining walls
 - Landscaping of batters
- **Stage 3B** (100-150 people)
 - Bridge
 - Internal Road Pavements
 - External Road Pavements (exc Roundabout)
 - Site Services including water, sewer and electrical
 - Street landscaping

Stage 4

- **Stage 4A** (20 people)
 - Bike Path and services works etc along external bike access path including drainage, pavements and road fit out
- **Stage 4B** (20-50 people)
 - Roundabout – including pavement works, drainage, relocations or utility adjustments,

Proposed Split of CEMP



How to interpret this slide:

- The plan will first be submitted where the boxes begins reading from left to right
- If the box extends over several stages this means the plan will not be revised for subsequent stages

Example 1 - the ACHMP will be submitted in Stage 1, and the same plan will be submitted in subsequent submissions of the CEMP for future stages

Example 2 – the ERSED plans will be submitted for each Stage

Thank you

Charter Hall 