**Western Parkland
City Authority**

Chris Ritchie
Director – Industry Assessments
Department of Planning and Environment
Parramatta NSW 2124

11 January 2023

**First Building Bradfield City Centre (SSD-25452459)
Re: Pre-commencement Conditions – Various**

Dear Chris Ritchie,

I refer to the First Building Bradfield City Centre SSD-25452459 approved on the 9 September 2022. Referenced below and supported by the attached documentation are various conditions that are required to be completed or approved by the Planning Secretary prior to construction commencing.

Sydney Metro Security Risk – Condition B3

Please find attached evidence of Sydney Metro consultation and endorsement of security risk assessment for the adjacent Sydney Metro Project.

Project Arborist (AQF Level 5) – Condition B16

We confirm the appointment of a Level 5 Project Arborist being Ian Dunsmuir from Active Green Services.

Arborist Report incl. Tree Retention Plan – Conditions B17, B18, B19, B20

In accordance with Condition B17 we attach Arborist Report incl. Tree Retention Plan for review and approval by the Panning Secretary.

For the avoidance of doubt, the attached Arborist Report incl. Tree Retention Plan and Project Arborist Checklist seeks to address the following additional Conditions to the satisfaction of the Planning Secretary; B17, B18, B19 and B20.

Ecologists Salvage Report – Condition B21

In accordance with Condition B21, we attach the Ecologist Salvage Report to address Condition B21.

Construction Environmental Management Plan (CEMP) – Condition C2

Attached for Planning Secretary review and approval is the CEMP which includes required documentation as outlined in Condition C3, covering conditions B1, B10, B31, B43 and community consultation and complaints handling.

Please do not hesitate to contact the below should you have any queries.

Sincerely,

Kris Letsch

Director Development – Western Parkland City Authority

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