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26 February 2024

McKenzie Group
Level 6, 189 Kent Street
Sydney NSW
Australia 2000
Attn: [REDACTED]

Sydney Tools Pty Ltd
Unit A, 30-34 Eva Street
Roselands NSW
Australia 2196
Attn: [REDACTED]

MPW Stage 2 (SSD 7709) – Statement of Compliance for Condition of Consent B196

Dear [REDACTED]

This letter addresses compliance with Condition of Consent (CoC) B196 of the Moorebank Precinct West (MPW) Stage 2 (SSD 7709) development consent, for Sydney Tools (Sydney Tools Pty Ltd), the tenant of Warehouse N2. The condition states:

*Prior to occupancy of any freight village or warehouse tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Planning Secretary demonstrating that the proposed activity complies with **Conditions A17 and A20**.*

The CoCs identified in CoC B196 are CoC A17 and A20 (provided in full below).

A17: The warehousing and distribution facilities must only be used for activities associated with freight using either the MPE or MPW rail intermodal terminal.

A20: Freight village tenants and occupations are restricted to those activities that provide:

- a) ancillary support for the development, its tenants, worker population and visitors;*
- b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMT development and/ or;*
- c) provide aligned services to the intermodal functions.*

The below provides tenant operational activities undertaken at Warehouse N2 which align with the requirements of CoC B196 of SSD 7709 development consent:

- Receipt and despatch of goods from and to the interstate (INTS) and import export (IMEX) terminals on MPW and MPE respectively
- Packing and unpacking of containers
- Short term and long-term storage of goods
- Truck movements in and out of the N2 Warehouse
- General office administrative and support functions.

For further information, please don't hesitate to contact the undersigned.

Regards

[Redacted]

[Redacted]

Director

[Redacted]

[Redacted]

Director

[Redacted]