



## APPENDIX D – ENGAGEMENT SUMMARY TABLE

Stakeholder	How this group was consulted	Issues Discussed	Project Response
<b>Government authorities</b>			
Penrith City Council (PCC), Transport for NSW (TfNSW) and Utility Providers (e.g. Sydney Water, Endeavour Energy)	Consultation throughout the preparation and assessment period for SSD-10448 and ongoing discussions.	Environmental impacts and considerations as well as the provision of supporting infrastructure in service of the AIE development under SSD-10448 and the subsequent modifications.	<p>Issues raised during these meetings have informed the proposed MOD 3 layout and arrangement, which subsequently informs the location of Warehouse 9.</p> <p>Ongoing discussions will continue throughout the assessment phase of this application regarding the overall estate layout (MOD 3) and the Warehouse 9 design.</p>
<p>Neighbouring landowners west of Mamre Road. This included:</p> <ul style="list-style-type: none"> <li>799-803 Mamre Road, Kemps Creek.</li> <li>783-797 Mamre Road, Kemps Creek.</li> <li>783A Mamre Road, Kemps Creek.</li> <li>771-781 Mamre Road, Kemps Creek.</li> <li>805-817 Mamre Road, Kemps Creek.</li> <li>819-831 Mamre Road, Kemps Creek.</li> </ul>	A letter detailing the proposed changes contemplated in the MOD 3 (at the time this was identified as MOD2) and Warehouse 9 SSD package, including copies of the approved Estate Masterplan for comparison, was issued to the following neighbouring residential landowners on 13 May 2022. Contact details for the proponent team were provided, encouraging feedback on the proposed	<p>Summary of the modifications to the AIE layout including:</p> <ul style="list-style-type: none"> <li>Adjustment to the approved lot alignments, reducing the overall number of allotments within the Aspect Industrial Estate from 11 to 9 lots</li> <li>Relocation eastward and shortening of Access Road 4</li> </ul>	No submissions were received.

Stakeholder	How this group was consulted	Issues Discussed	Project Response
<ul style="list-style-type: none"> <li>▪ 833-843 Mamre Road, Kemps Creek.</li> <li>▪ 833B Mamre Road, Kemps Creek.</li> <li>▪ 833A Mamre Road, Kemps Creek.</li> <li>▪ 845-857 Mamre Road, Kemps Creek.</li> <li>▪ 845A Mamre Road, Kemps Creek.</li> <li>▪ 859-869 Mamre Road, Kemps Creek.</li> <li>▪ 871-883 Mamre Road, Kemps Creek.</li> <li>▪ 885-899 Mamre Road, Kemps Creek.</li> <li>▪ 901 Mamre Road Kemps Creek.</li> <li>▪ 917 Mamre Road Kemps Creek.</li> <li>▪ 919-929 Mamre Road Kemps Creek.</li> </ul>	<p>modifications. (a copy of the letter is provided below)</p>	<ul style="list-style-type: none"> <li>▪ Provide a change in lot size and building configuration, including the hardstand, carparking and landscaping layout for lots south of Access Road 1.</li> <li>▪ Overview of Warehouse 9 development, namely the civil works for Access Road 4, landscaping works, construction of Warehouse 9 and 24/7 operations at Warehouse 9.</li> </ul>	

12 May 2022

Dear Owner / Resident,

## ASPECT INDUSTRIAL ESTATE – MODIFICATION 2 AND SSD WAREHOUSE 9

As part of Mirvac's ongoing commitment to community consultation, this letter has been distributed to inform you of updates to our new industrial and warehouse estate at Lots 54-58 DP 259135 Mamre Road, Kemps Creek. We are proposing changes to the design of the approved concept plan in response to changes in the market/tenant requirements and will be seeking formal building consent for 'Warehouse 9' within the estate through a new State Significant Development.

You may have been involved in previous consultation and engagement process undertaken by Mirvac for the development at the Aspect Industrial Estate. Approval for the Aspect Industrial Estate SSD-10448 is anticipated in April 2022. Mirvac is working closely with the Department of Planning and Environment (DPE) regarding the future modification to Aspect Industrial Estate across a number of separate applications.

Mirvac is finalising preparation of a **State Significant Development Application Modification (Mod 2)** to the approved concept masterplan as well as a **separate State Significant Development (Warehouse 9)** May 2022.

- The modification includes an adjustments to the alignment of Access Road 4 as well as reconfiguration of the approved lot layout across the site and their respective warehouse footprints.
- The separate Warehouse 9 development application will seek consent to construct a resultant warehouse and distribution facility building in the south western corner of the Estate with frontage to Mamre Road. The separate application will not expand the scope or scale of the overall, modified estate.

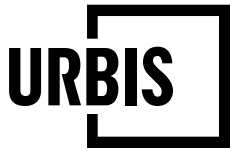
By accommodating market requirements, the Estate layout modifications and Warehouse 9 building development will ensure that the Aspect Industrial Estate will successfully deliver new jobs closer to homes and provide economic benefits to the local area.

As an important near neighbour, Mirvac wanted to share this information with you as part of an open and transparent engagement process. Please find enclosed a copy of the proposed modification to the master plan layout and Warehouse 9 development.

In summary the modification seeks to:

- Adjust some of the approved lot alignments, reducing the overall number of allotments within the Aspect Industrial Estate from 11 to 9 lots (no change is proposed to the overall size of AIE).
- Relocation eastward and shortening of Access Road 4.
- Provide a change in lot size and building configuration, including the hardstand, carparking and landscaping layout for lots south of Access Road 1.

In summary the separate Warehouse 9 development includes:



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

- Civil works including the construction of Access Road 4 and landscaping works.
- Construction of the Warehouse 9 building in accordance with the modified, estate masterplan.
- Establishing 24/7 operations at Warehouse 9, consistent with the approved concept plan.

Following lodgement of Mod 2 and the Warehouse 9 development, all stakeholders will have an opportunity to provide comment on the proposed development as part of the formal exhibition period.

If you would like to discuss the proposed development or have any questions, please phone

Daniel Brook  
Senior Development Manager  
Mirvac  
0421 128 584  
[Daniel.brook@mirvac.com](mailto:Daniel.brook@mirvac.com)

Mirvac is committed to keeping neighbours and members of the broader community informed throughout the planning process. If you have any further questions please do not hesitate to contact us on the number above.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J Parker".

Jacqueline Parker  
Director  
+61 2 8233 9969  
[jparker@urbis.com.au](mailto:jparker@urbis.com.au)

Encl: Anticipated Estate Layout Plan SSD-10448 (yet to be approved)

Proposed MOD 2 Estate Layout Plan SSD-10448 MOD 2

OVERALL DEVELOPMENT DATA

Total Site Area	558,213 m <sup>2</sup>
Mamre Rd Reserve Area	14,004 m <sup>2</sup>
Rev. Boundary Site Area	544,209 m <sup>2</sup>
Access Roads Area	38,347 m <sup>2</sup>
Future Roads Area	3,497 m <sup>2</sup>
Creek Riparian Area	29,617 m <sup>2</sup>
Retained Riparian Area	4,004 m <sup>2</sup>
Basin Lot Area	17,917 m <sup>2</sup>
Total Developable Area	450,827 m <sup>2</sup>
Total Office Area (incl. dock off.)	10,460 m <sup>2</sup>
Total Warehouse Area	238,691 m <sup>2</sup>
Cafe	125 m <sup>2</sup>
Total Building Area	249,276 m <sup>2</sup>
Restriction on User Area	4,613 m <sup>2</sup>

WAREHOUSE 1	
Site Area	61,253 m <sup>2</sup>
Offices	900 m <sup>2</sup>
Warehouse	32,686 m <sup>2</sup>
Dock Office	300 m <sup>2</sup>
Total GFA	33,886 m <sup>2</sup>
Carpark Provided	167

WAREHOUSE 2	
Site Area	40,072 m <sup>2</sup>
Offices	1,500 m <sup>2</sup>
Warehouse	22,595 m <sup>2</sup>
Dock Office	200 m <sup>2</sup>
Total GFA	24,295 m <sup>2</sup>
Carpark Provided	150

WAREHOUSE 3	
Site Area	43,209 m <sup>2</sup>
Offices	700 m <sup>2</sup>
Warehouse	20,735 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Total GFA	21,535 m <sup>2</sup>
Carpark Provided	89

WAREHOUSE 4	
Site Area	41,330 m <sup>2</sup>
Offices	750 m <sup>2</sup>
Warehouse	18,070 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Total GFA	18,920 m <sup>2</sup>
Carpark Provided	93

WAREHOUSE 5	
Site Area	28,280 m <sup>2</sup>
Offices	650 m <sup>2</sup>
Warehouse	12,050 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Total GFA	12,800 m <sup>2</sup>
Carpark Provided	60

WAREHOUSE 6	
Site Area	19,356 m <sup>2</sup>
Offices	1,000 m <sup>2</sup>
Warehouse	8,925 m <sup>2</sup>
Total GFA	9,925 m <sup>2</sup>
Carpark Provided	73

WAREHOUSE 7	
Site Area	27,265 m <sup>2</sup>
Offices	750 m <sup>2</sup>
Warehouse	14,430 m <sup>2</sup>
Dock Office	100 m <sup>2</sup>
Cafe	125 m <sup>2</sup>
Total GFA	15280 m <sup>2</sup>
Carpark Provided	85

WAREHOUSE 8	
Site Area	75,920 m <sup>2</sup>
Offices	1,500 m <sup>2</sup>
Warehouse	44,200 m <sup>2</sup>
Dock Office	200 m <sup>2</sup>
Total GFA	45,900 m <sup>2</sup>
Carpark Provided	155

WAREHOUSE 9	
Site Area	113,154 m <sup>2</sup>
Offices	1400 m <sup>2</sup>
Warehouse	65,000 m <sup>2</sup>
Dock Office	210 m <sup>2</sup>
Total GFA	66,610 m <sup>2</sup>
Carpark Provided	257

\*Areas are measured to future Mamre Rd boundary in red  
\*\*All areas subject to survey

ASPECT INDUSTRIAL ESTATE

LOTS 54 - 58 (DP259135) MAMRE ROAD, KEMPS CREEK

0 40 100 200



DRAWING TITLE  
**SSDA-MOD 2  
ESTATE MASTERPLAN**

DATE 25.03.22 SCALE 1:4000 @ A3 JOB NO. 21250 DRAWING NO. MP2-02

D



LEGEND

- Landscape Setback
- Building Setback
- RW Retaining Wall
- FS Fire Services
- FB Fire Brigade Truck Parking
- RW Rainwater Tank
- AC Plant Indicative Location

SETOUT TO  
GDA2020



Total Site Area.	558,213 m <sup>2</sup>
Mamre Rd Reserve Area	14,004 m <sup>2</sup>
Rev. Boundary Site Area	544,209 m <sup>2</sup>
Access Roads Area	38,347 m <sup>2</sup>
Future Roads Area	3,497 m <sup>2</sup>
Creek Riparian Area	29,617 m <sup>2</sup>
Retained Riparian Area	3,960 m <sup>2</sup>
Basin Lot Area	17,917 m <sup>2</sup>
<b>Total Developable Area</b>	<b>450,827 m<sup>2</sup></b>
Total Office Area (incl. dock off.)	1,610 m <sup>2</sup>
Total Warehouse Area	65,000 m <sup>2</sup>
<b>Total Building Area</b>	<b>66,610 m<sup>2</sup></b>
Restriction on User Area	4,613 m <sup>2</sup>

WAREHOUSE 9	
Site Area	113,154 m <sup>2</sup>
Offices	1400 m <sup>2</sup>
Warehouse	65,000 m <sup>2</sup>
Dock Office	210 m <sup>2</sup>
Total GFA	66,610 m <sup>2</sup>
Carpark Provided	256



\*Areas are measured to future Mamre Rd boundary in red  
 \*\*All areas subject to survey