

From: [Russell Hogan](#)
To: [Gavin.Cherry@penrith.city](#); [council@penrith.city](#)
Cc: [Daniel.Brook](#); [Kym.Dracopoulos](#); [Alexandra.Chung](#); [Adam.Heinrich](#)
Subject: AIE - SSD-10448 - Condition A10 - Staging Plan - Consultation with Council
Date: Thursday, 23 June 2022 11:52:24 PM
Attachments: [19210_SK-103_C - Building Staging Plan.pdf](#)
[image001.jpg](#)

Dear Gavin,

RE: AIE - SSD-10448 - Condition A10 - Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448 requires that *prior to the commencement of construction* a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD10448, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary - we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 8 July

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD10448.

Link to the AIE Major Projects Portal <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate>

Relevant Condition extract for ease of reference:

STAGING PLAN

A10

Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The Plan shall:

- Be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
- Describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
- Show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;
- Include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and
- Include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades

Notes:

- The Staging Plan is intended to broadly describe the development sequences for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.*

Table – Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement
1a	Stage 1 Riparian Realignment work & basin infrastructure works	Approved as part of Stage 1 works under initial SSD-10448. Determined: 1 June 2022	Q3 2022
1b	Stage 1 Phase 1 Road Infrastructure Works		Q3 2022
2	Stage 1 Phase 1 Bulk Earthworks		Q3 2022
1c	Stage 1 Riparian revegetation works (shown as pink hatch on plan.		Q2 2023
3	Stage 1 Phase 02 Road Infrastructure Works		Q1-Q4 2023
4	Stage 1 – Phase 03 Road Infrastructure Works (Road No.4)	Subject to separate DA. Target lodgement: June 2022	Q1-Q4 2023
5	Stage 2 – Road Infrastructure	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of

	Works (Road No.3 North) and riparian realignment.		works with the Planning Secretary and neighbouring landowner.
6	Stage 1 Building Works	Warehouse / Lot 1. Approved as part of initial SSD-10448. Though subject to modification to suit customer requirements. SSD-10448 - MOD 1 Target lodgement: June 2022	Q3-Q4 2022
7	Stage 2 Building Works	Warehouse / Lot 3 Approved as part of initial SSD-10448.	Q4 2022 - Q1 2023
8	Stage 3 Building Works	Warehouse 9 Subject to separate detailed consent. Target Lodgement June 2022	Q4 2022 – Q1 2023
8	Stage 4 Buildings Works	Warehouse 4&5 / Lot 4&5 Subject to separate detailed consent. Target lodgement: July 2022	Q1-Q3 2024
9	Stage 5 Building Works		Q1-Q3 2024
10	Stage 6 Building Works	Development application to be submitted	2024-26
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13	Stage 9 Building Works		2024-26
14	Stage 10 Building Works		2024-26
15	Stage 11 Building Works		2024-26

Should you have any questions regarding the above, please advise.

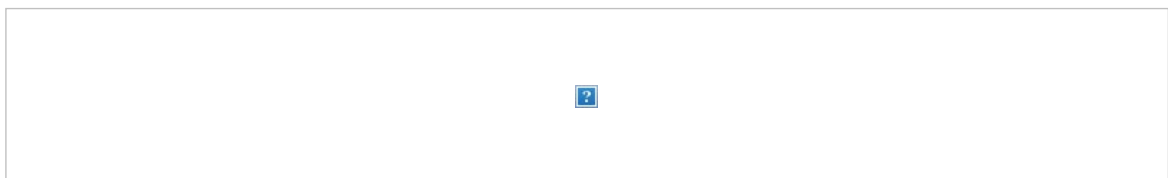
Kind Regards,

Russell Hogan

Senior Development Manager
Integrated Investment Portfolio

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Level 28, 200 George Street Sydney NSW 2000 Australia

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Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

From: [Russell Hogan](#)
To: [Laura Van putten](#); [Development Sydney](#)
Cc: [Daniel Brook](#); [Kym Dracopoulos](#); [Alexandra Chung](#); [Adam Heinrich](#)
Subject: AIE - SSD-10448 - Condition A10 - Staging Plan - Consultation with TfNSW
Date: Thursday, 23 June 2022 11:57:08 PM
Attachments: [19210_SK-103_C - Building Staging Plan.pdf](#)
[image001.jpg](#)

Dear TfNSW,

RE: AIE - SSD-10448 - Condition A10 - Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448 requires that *prior to the commencement of construction* a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD10448, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary - we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 8 July

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD10448.

Link to the AIE Major Projects Portal <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate>

Relevant Condition extract for ease of reference:

<p>STAGING PLAN</p> <p>A10</p> <p>Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The Plan shall:</p> <ol style="list-style-type: none"> Be prepared in consultation with Council, utility and service providers and other relevant stakeholders; Describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts; Show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities; Include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and Include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades <p>Notes:</p> <ul style="list-style-type: none"> The Staging Plan is intended to broadly describe the development sequences for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.

Table – Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement
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15	Stage 11 Building Works		2024-26

Should you have any questions regarding the above, please advise.

Kind Regards,

Russell Hogan

Senior Development Manager
Integrated Investment Portfolio

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From: [Russell Hogan](#)
To: [THALIB, LUBNA](#); [TANOAI, ARRON](#); [MCNALLY, CHRISTIAN](#)
Cc: [Alexandra Chung](#); [Kym Dracopoulos](#); [Adam Heinrich](#); [Daniel Brook](#)
Subject: AIE - SSD-10448 - Condition A10 - Staging Plan - Consultation with Sydney Water
Date: Thursday, 23 June 2022 11:58:45 PM
Attachments: [19210_SK-103_C - Building Staging Plan.pdf](#)
[image001.jpg](#)

Dear Sydney Water,

RE: AIE - SSD-10448 - Condition A10 - Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448 requires that *prior to the commencement of construction* a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

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Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 8 July

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Link to the AIE Major Projects Portal <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate>

Relevant Condition extract for ease of reference:

<p>STAGING PLAN</p> <p>A10</p> <p>Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The Plan shall:</p> <ol style="list-style-type: none"> Be prepared in consultation with Council, utility and service providers and other relevant stakeholders; Describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts; Show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities; Include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and Include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades <p>Notes:</p> <ul style="list-style-type: none"> The Staging Plan is intended to broadly describe the development sequences for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.

Table – Proposed staging of works

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Should you have any questions regarding the above, please advise.

Kind Regards,

Russell Hogan

Senior Development Manager
Integrated Investment Portfolio

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From: [Russell Hogan](#)
To: [Stephen O'Connor \(stephen.oconnor@altisproperty.com.au\)](#); [Philip Grech](#)
Cc: [Daniel Brook](#); [Kym Dracopoulos](#)
Subject: AIE - SSD-10448 - Condition A10 - Staging Plan - Consultation with Altis
Date: Monday, 27 June 2022 6:17:27 PM
Attachments: [19210_SK-103_C - Building Staging Plan.pdf](#)
[image001.jpg](#)

Hi Steve / Phil,

RE: AIE - SSD-10448 - Condition A10 - Staging Plan – Consultation with Altis

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448 requires that *prior to the commencement of construction* a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD10448, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary - please provide any comments prior to
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 8 July

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD10448.
 Link to the AIE Major Projects Portal <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate>

Relevant Condition extract for ease of reference:

<p>STAGING PLAN A10 Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The Plan shall:</p> <ol style="list-style-type: none"> Be prepared in consultation with Council, utility and service providers and other relevant stakeholders; Describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts; Show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities; Include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and Include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades <p>Notes:</p> <ul style="list-style-type: none"> <i>The Staging Plan is intended to broadly describe the development sequences for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.</i>
--

See below Table outlining the proposed staging of works. The items in blue are as per the AIE SSD10448 conditions of consent.

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under initial SSD-10448. Determined: 1 June 2022	Q3 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks		Q3 2022	Completion of last DA 2026
2	Stage 1 Phase 1 Road Infrastructure Works		Q3 2022	Prior to Occupation of first Warehouse on the Aspect Industrial Estate as per Condition D6 of SSD10448.
1c	Stage 1 Riparian revegetation works		Q2 2023	Within six (6) months of the commencement of operation of first warehouse on AIE as per Condition D69 of SSD10448.
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the AIE as per Condition

				D8 of SSD10448.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Subject to separate DA. Target lodgement: June 2022	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it.
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works	Warehouse / Lot 1. Approved as part of initial SSD-10448. Though subject to modification to suit customer requirements. SSD-10448 - MOD 1 Target lodgement: June 2022	Q3-Q4 2022	Within 12-18 months from commencement of construction
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Kind Regards

Russell Hogan
Senior Development Manager
Integrated Investment Portfolio

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From: [Russell Hogan](#)
To: [Matt Jordan](#); [Tom Falconer](#)
Cc: [Daniel Brook](#); [Kym Dracopoulos](#)
Subject: AIE - SSD-10448 - Condition A10 - Staging Plan - Consultation with GPT
Date: Monday, 27 June 2022 6:43:43 PM
Attachments: [19210_SK-103_C - Building Staging Plan.pdf](#)
[image001.jpg](#)

Hi Matt / Tom,

RE: AIE - SSD-10448 - Condition A10 - Staging Plan – Consultation with GPT

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448 requires that *prior to the commencement of construction* a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

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Condition	Consent Timing	To enable issue to Planning Secretary - please provide any comments prior to
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 8 July

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Kind Regards

Russell Hogan
Senior Development Manager
Integrated Investment Portfolio

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Subject: FW: AIE Staging Plan

From: Stephen Allan <steve@edgewaterconnections.com.au>
Sent: Monday, 11 July 2022 3:10 PM
To: Alexandra Chung <alexandra.chung@mirvac.com>
Cc: Daniel Brook <daniel.brook@mirvac.com>; Matthew Pittas <matthew@edgewaterconnections.com.au>
Subject: RE: AIE Staging Plan

Hi Alex,

Currently we have approval with Endeavour Energy staging and sequencing of the Aspect Estate. We currently have the following staged applications with Endeavour Energy:-

1. **Stage 1A UIS0882, this project is certified and ready for construction.**
This design brings in 1 x 22kV Feeder from South Erskine Park Zone Substation and will supply most of the site, it also installs the required intersection works and lighting as well as substations for Warehouse 1.
2. **Stage 1B ARP5041 Endeavour has issued their Design Brief,** and we have lodged the design for certification
This design is for Street Lighting and undergrounding the Mamre Road frontage South of the proposed intersection.
3. **Stage 2 UIS0950, Endeavour has issued their Design Brief,** and we have lodged the design for certification
This design is for a subdivision to provide Street Lighting and HV Capacity into stage 2.
4. **Stage 3 UIS0978, Endeavour has issued their Design Brief,** the design is being finalised and will be lodged for certification by approx. 20th July.
This design is for a subdivision to provide Street Lighting and HV Capacity into stage 3.
5. **Stage 4 UIS0979, Endeavour has issued their Design Brief,** and we have lodged the design for certification
This design is for a subdivision to provide Street Lighting and HV Capacity into stage 4 as well as the required substation for Warehouse 9.

Currently we have approval with NBN for staging and sequencing of the Aspect Estate. We currently have the following staged applications with Endeavour Energy:-

1. **Stage 1 STG-M000088563, this project is certified and ready for construction.**
This design connects to the upstream works NBN has already constructed to the North of the Aspect Estate and supplies in stage 1.
2. **Stage 2 STG-M000088564, NBN,** designs are complete and co-ordinated with electrical will be lodged for approval by approx. 20th July 2022.
This design is for a subdivision to provide Pit and Pipe into stage 2 and lead in conduits for future buildings.
3. **Stage 3 STG-M000088565, NBN,** designs are complete and co-ordinated with electrical will be lodged for approval by approx. 20th July 2022.
This design is for a subdivision to provide Pit and Pipe into stage 3 and lead in conduits for future buildings.
4. **Stage 4 STG-M0001018105, NBN,** designs are complete and co-ordinated with electrical will be lodged for approval by approx. 20th July 2022.
This design is for a subdivision to provide Pit and Pipe into stage 4 and lead in conduits for future buildings.

Please let me know if you need anything further.

Regards
Steve



Stephen Allan

Director

P: 02 8814 1299

E steve@edgewaterconnections.com.au

Qld office: PO Box 1663 Mooloolaba Qld 4557

Head office: PO Box 8114 Norwest NSW 2153

www.edgewaterconnections.com.au

From: Alexandra Chung <alexandra.chung@mirvac.com>

Sent: Monday, 11 July 2022 1:02 PM

To: Stephen Allan <steve@edgewaterconnections.com.au>

Cc: Daniel Brook <daniel.brook@mirvac.com>

Subject: FW: AIE Staging Plan

Hi Steve,

As discussed earlier, could you please prepare a statement which outlines Endeavour Energy and NBN's understanding of the utility staging? Please use the attached Staging plan (page 2) for reference.

Thank you.

Regards,
Alex