

14 July 2025

Joanna Bakopanos
Minister for Planning and Public Spaces
Joanna.Bakopanos@planning.nsw.gov.au

Dear Joanna,

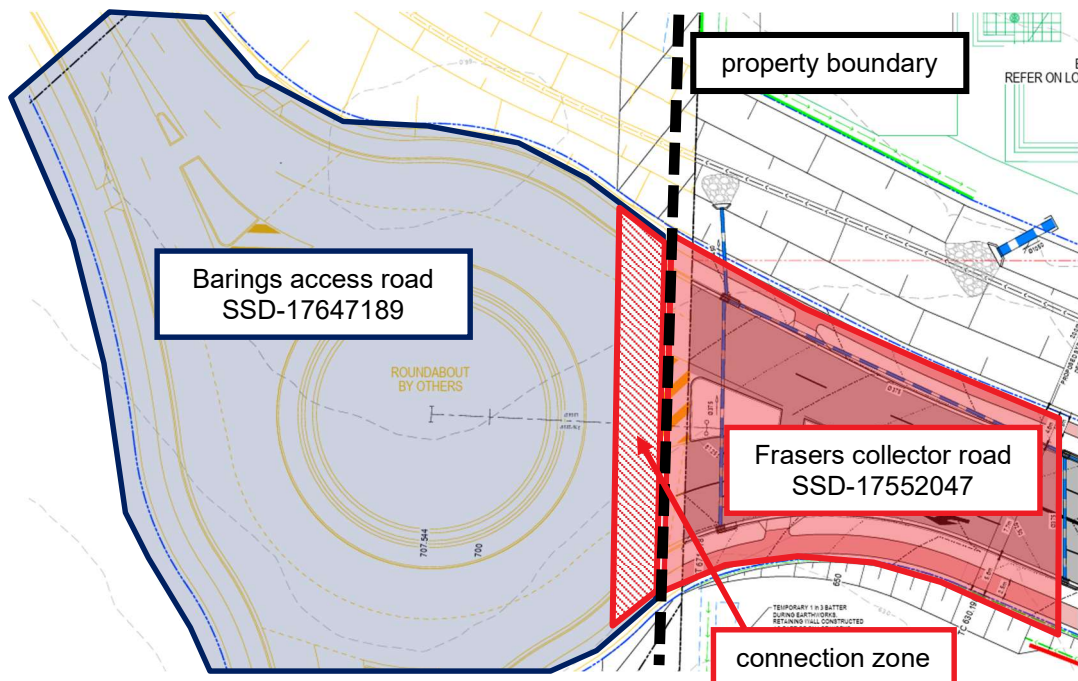
Subject: SSD-17552047 Confirmation of Satisfaction with Conditions B7 & B8

Frasers Property Industrial Australia Pty Limited ("**Frasers**") is the applicant of SSD-17552047.

The Trust Company (Australia) Limited is the landowner of 884-928 Mamre Road, Kemps Creek (Lots 52-53 DP 259135) which forms part of SSD-17647189. Barings Asset Management Australia Pty Ltd ("**Barings**") acts on behalf of the landowner in relation to the development of the land in accordance with SSD-17647189.

This letter, signed by both parties, is evidence of the consultation required by Conditions B7 and B8 of SSD-17552047.

The collector road approved under the Frasers development SSD-17552047 continues west into the Barings development approved under SSD-17647189. This necessitates the need for a connection between the two scopes to ensure a smooth transition between the two roads and developments.



In accordance with Condition B7:

- The scope of works, delivery arrangements, and timing/funding responsibilities for the connection of the collector road to the access road approved under SSD-17647189 have been developed collaboratively with Barings and documented in the executed "*Frasers x Barings Connection & Staging Plan*" dated 12 March 2025 (Attachment 2).

- *Attachment 1* of this letter provides a summary for the detailed scope of works and coordinated delivery & funding plan.
- Frasers civil design drawings (AT&L Drawing C30104-B) and Barings civil design drawings (Costin Roe Consulting Drawings CO14021.05-C502 and C570) were prepared in consultation between both parties' respective engineering teams (AT&L and Costin Roe Consulting). Refer Attachment 3.

In accordance with Condition B8:

- The eastern leg of the roundabout forming the collector road connection into the Edge Estate was approved by the Department on 16 April 2025 under SSD-17647189 (Ref: SSD-17647189-PA-62).
- The approved design satisfies the MRP DCP requirements and relevant authority standards for collector road infrastructure.
- The design of the Barings access road and Frasers collector road has been coordinated between the respective civil engineers to ensure alignment of finished design, levels and pavement profile.

The following milestones are anticipated:

Description	Timing
Frasers commences works on the collector road	October 2025
Barings completes works on the access road within the Barings land	March 2026
Frasers completes collector road and connection works	June 2026

Regards,



Ahmad Ghalayini
Project Manager



Philip Grech
Senior Development Manager

**Frasers Property Industrial Australia Pty
Limited**

Barings Real Estate Australia

Attachment 1 – Scope of Works, Delivery and Funding Coordination

Condition B7(a): Scope of Works Required

The works required to connect the collector road within Edge Estate to the access road approved under SSD-17647189 (Access Logistics Park) include:

- **Construction of the eastern leg of the roundabout**, forming the collector road interface between the two estates.
- **Barings' scope:**
 - Construct the access road and roundabout works **up to the common boundary**, in accordance with approved civil design drawings **CO14021.05-C502 Rev 3** and **CO14021.05-C570 Rev 3**.
 - A temporary batter will be constructed on the Frasers land to account for the difference in level.
- **Frasers' scope:**
 - Removal of the temporary batter in preparation for tie-in construction works.
 - Demolition of completed pavement on the eastern leg of the Barings access road roundabout to facilitate tie-in construction works from the Edge Estate's internal road network to the boundary.
 - Complete the raised concrete median, linemarking, and removal of additional temporary works.

Additional temporary works include:

- **Temporary Type-F kerbs with reflective chevrons** will be installed on the eastbound roundabout leg of the Barings access road, for traffic and access management during interim construction phases.
- **RMS S1 interim line marking** and chevron separators until the Edge Estate leg is constructed and open to traffic.

Condition B7(b): Coordination and Delivery

Barings and Frasers agree to negotiate a reciprocal works and access licence which will allow for the delivery of these connection works.

- Design and coordination have been jointly managed by:
 - **AT&L** (Frasers' civil engineers)
 - **Costin Roe Consulting** (Barings' civil engineers)
- The coordinated design enables seamless integration of both estates' road infrastructure, as documented in the jointly prepared *Frasers x Barings Connection & Staging Plan*, dated 12 March 2025
- Temporary traffic controls and staging are clearly defined to maintain operational continuity until full completion.

Condition B7(c): Timing and Funding Arrangements

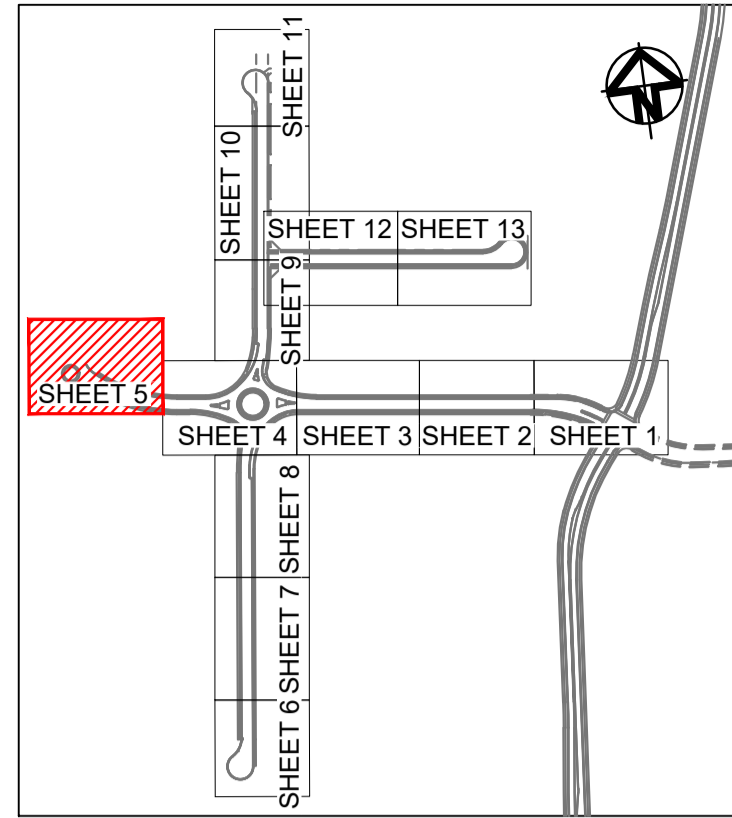
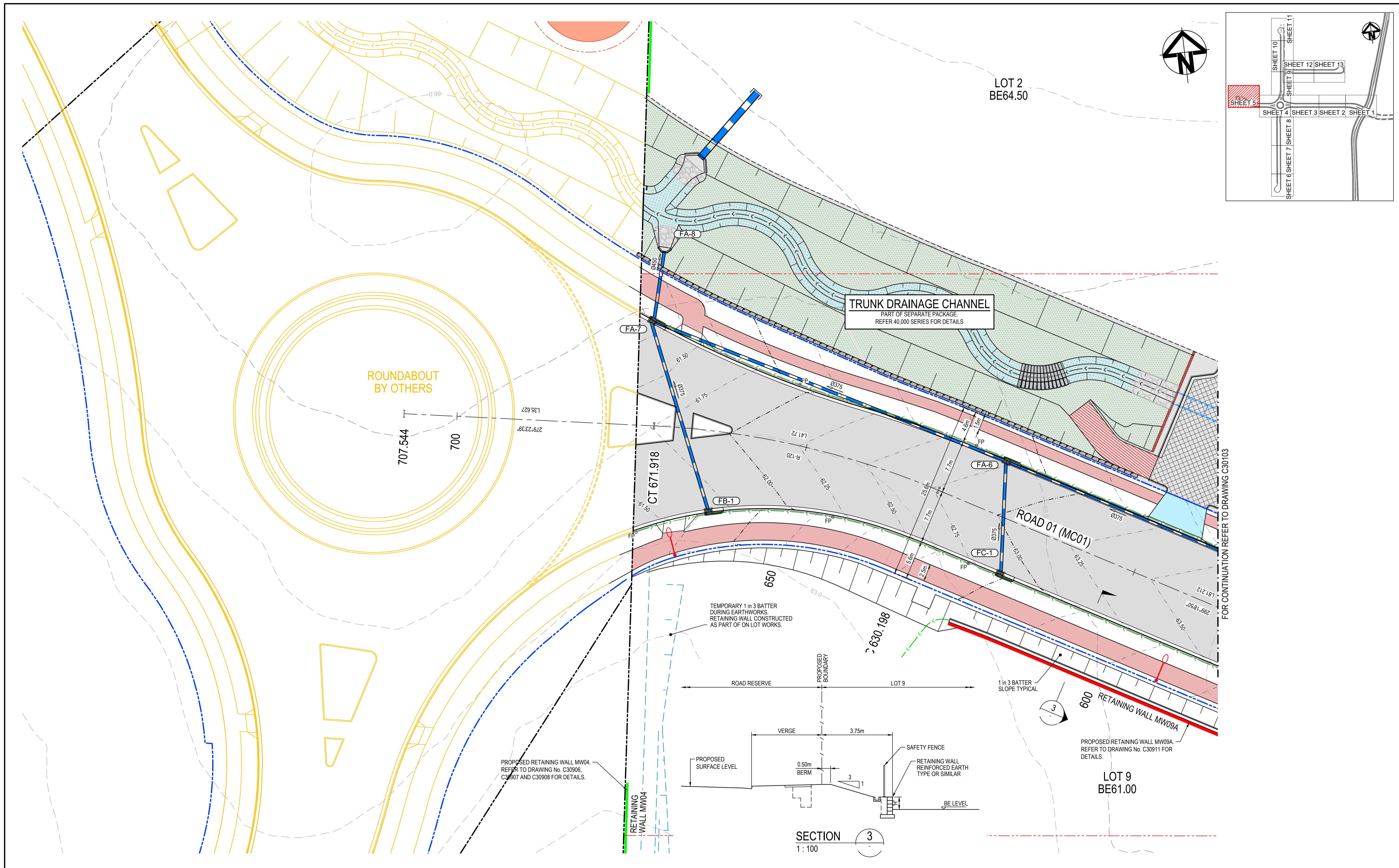
- Barings and Frasers agree that the works will be funded and delivered by the developer undertaking the scope of works in as outlined in this Attachment – Condition B7(a).

- Barings has already secured SSD and subdivision approvals for their portion.
- Frasers' works will proceed under SSD-20471755 upon issue of relevant SWC.
- It is anticipated that the Barings access road will be complete first. The scope of works, staging, delivery and strategy have been developed to reflect this timing.
- Temporary controls (e.g. kerbs, line marking) are to remain in place and jointly managed until both road legs are operational.
- Finalisation and removal of interim treatments will occur **in consultation with Penrith City Council and both parties.**
- Both parties are negotiating works-in-kind agreement with Council and will only be seeking contributions offsets for those works completed on their land.



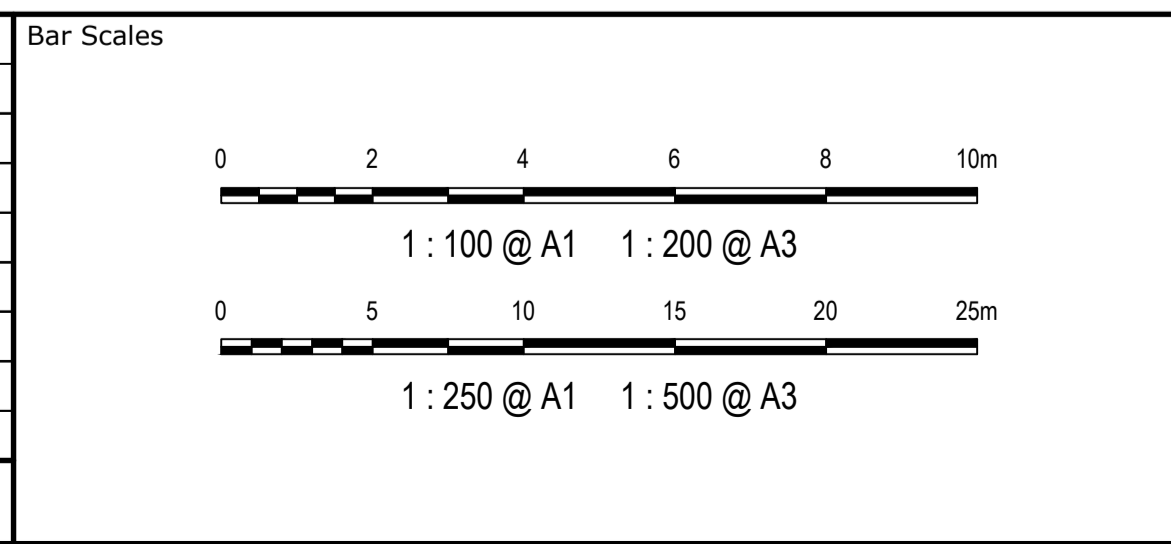
Attachment 2 - Frasers x Barings Connection and Staging Plan (12 March 2025)

Attachment 3 – Detailed civil design plans (AT&L and Costin Roe)



FOR CONTINUATION REFER TO DRAWING C30103

Issue	Description	Date
B	ISSUED FOR CLIENT REVIEW	16-06-25
A	ISSUED FOR CLIENT REVIEW	07-02-25



THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L



Client	Drawn	ASD
	Designed	DB
	Checked	AM
	Approved	
Scales	1 : 100 1 : 250	
Grid	GDA 2020	
Height Datum	AHD	

Project
SSD-17552047
 155-251 ALDINGTON ROAD
 KEMPS CREEK

Title
**ROADWORKS AND
 STORMWATER DRAINAGE
 PLAN
 SHEET 5**

Civil Engineers and Project Managers		
at&l		
Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055 www.atl.net.au info@atl.net.au		
Status	FOR APPROVAL	A1
Project - Drawing No.	20-776-C30104	Issue B

BREAKLINE - REFER TO DRAWING C501 FOR CONTINUATION

LOT 11
PAD RL 59.92

A
571

PROPOSED ROAD LEVEL ON ADJACENT PROPERTY = RL6150 (APPROX). FINAL COORDINATION BETWEEN ROAD PACKAGES TO BE CONFIRMED DURING DETAILED DESIGN TO PROVIDE A SMOOTH TRANSITION AND INTERFACE BETWEEN BOTH PACKAGES

INDICATIVE ROAD MODELED TO INTERFACE WITH PROPOSED ROUNDABOUT. HATCHED ROAD IS NOT INCLUDED IN THE TENDER PACKAGE

PROPOSED ROAD LEVEL ON ADJACENT PROPERTY = RL5700 (APPROX). FINAL COORDINATION BETWEEN ROAD PACKAGES TO BE CONFIRMED DURING DETAILED DESIGN TO PROVIDE A SMOOTH TRANSITION AND INTERFACE BETWEEN BOTH PACKAGES

LOT 12
PAD RL 60.22
EXCLUDED FROM SWC-3

PROPOSED EXTENT OF ROAD WORKS FOR THIS PACKAGE TO STOP AT BOUNDARY. PROVIDE TEMPORARY DISH DRAIN AND BATTER

B
C570

LEGEND:
LEVELS DATUM IS AHD.

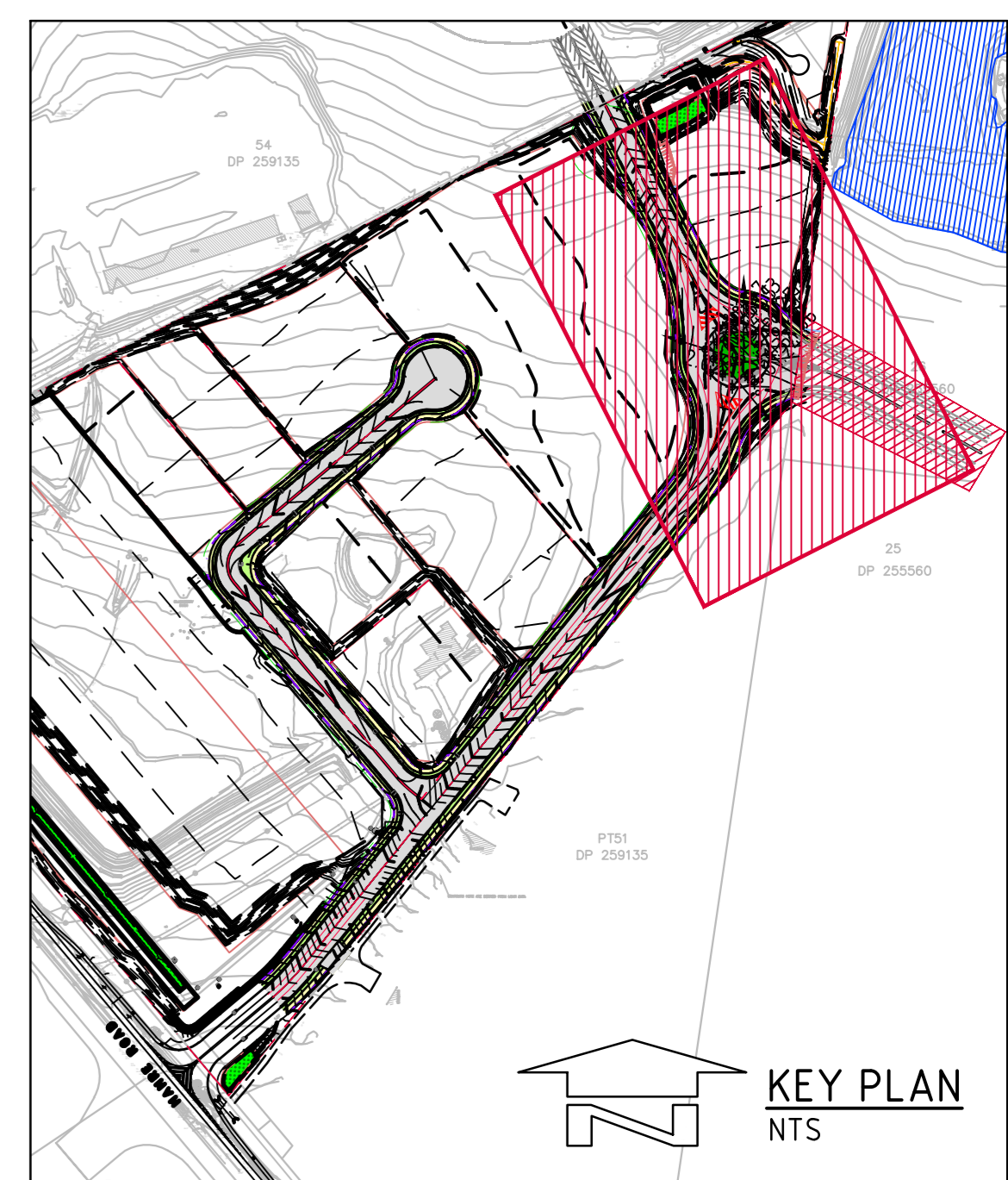
EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY 'LANDPARTNERS' DATED 25.03.2021.

- EXTENT OF ROAD PAVEMENT
- EXTENT OF FOOTPATH PAVEMENT
- K&G, KERB & GUTTER
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- FINISHED PAVEMENT CONTOUR (MAJOR) 1.0m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.25m INTERVALS

TRAFFIC CONTROL NOTES:

- TRAFFIC CONTROLS TO COMPLY WITH AS 1742.3-2002
- TRAFFIC CONTROL PLANS TO BE SUBMITTED AND CERTIFIED BY AN ACCREDITED WORK SITE OPERATIVE.
- AS PART OF THE TRAFFIC CONTROL PLAN ENSURE THAT PEDESTRIANS ARE CATERED FOR.
- AFTER-HOURS TRAFFIC CONTROL THROUGH THE WORKSITE HAVE TO BE CATERED FOR.

PCC NOTES:
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH PENRITH CITY COUNCIL STANDARDS AND SPECIFICATIONS.



ROADWORKS PLAN - SEGMENT 3
SCALE 1:250

FOR SWC-3

2m 0 5 10 15 20 25m
SCALE 1:250 AT A0 SIZE SHEET

ISSUED FOR SWC-3	DATE	ISSUE	AMENDMENTS
ISSUED FOR SWC-3	03.03.25	3	
ISSUED FOR CONSTRUCTION	21.02.25	2	
ISSUED FOR CONSTRUCTION	24.07.24	1	
ISSUED FOR CONSTRUCTION	02.05.24	0	
ISSUED FOR PRELIMINARY ONLY	15.03.24	A	
AMENDMENTS	DATE	ISSUE	AMENDMENTS

PROJECT MANAGER

ARCHITECT

CLIENT

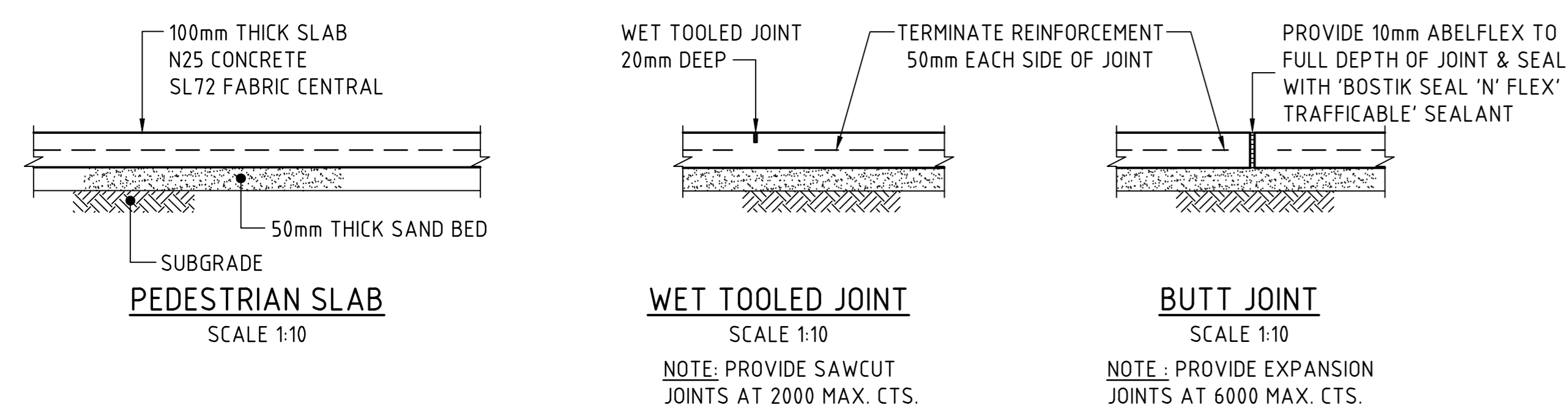
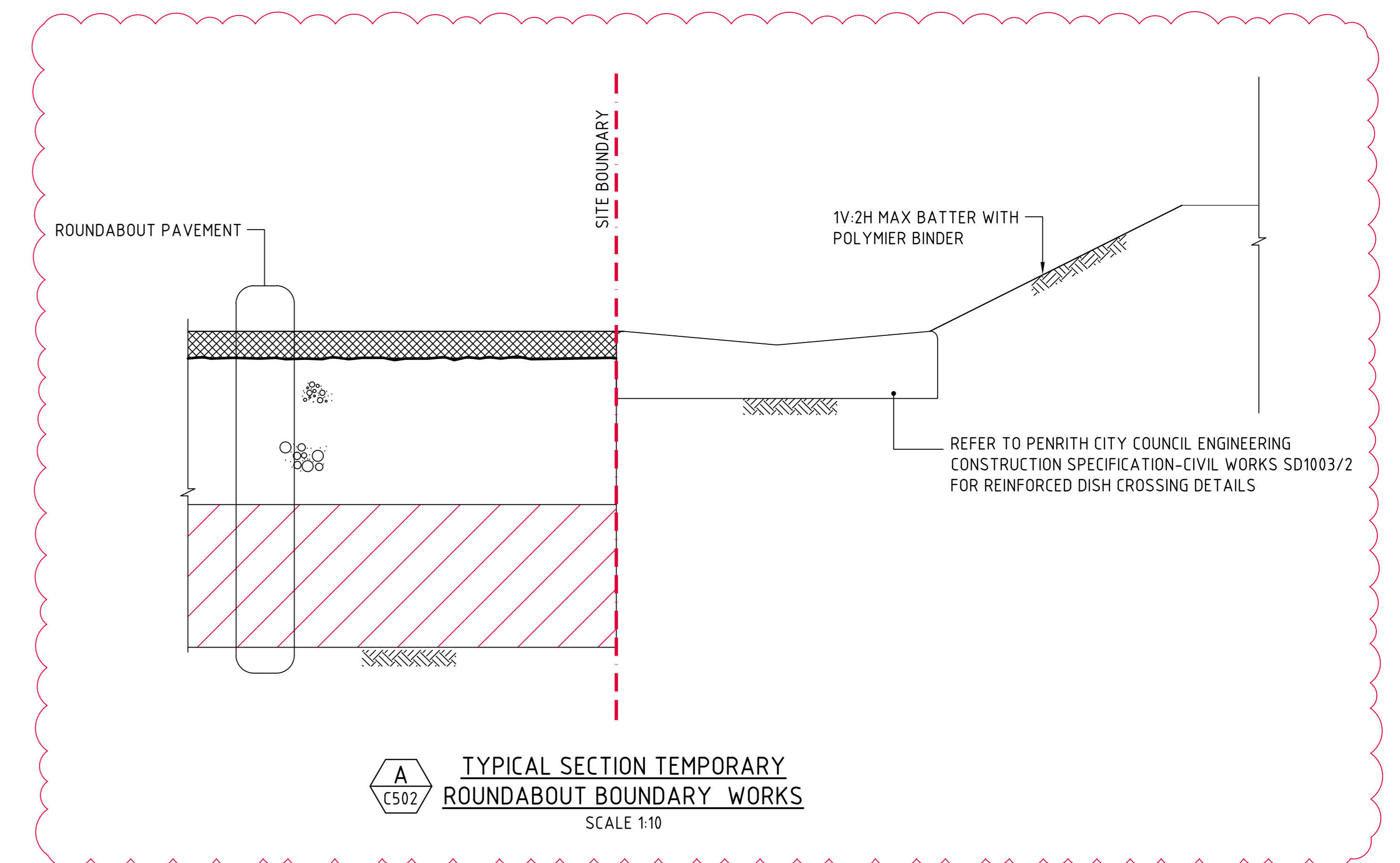
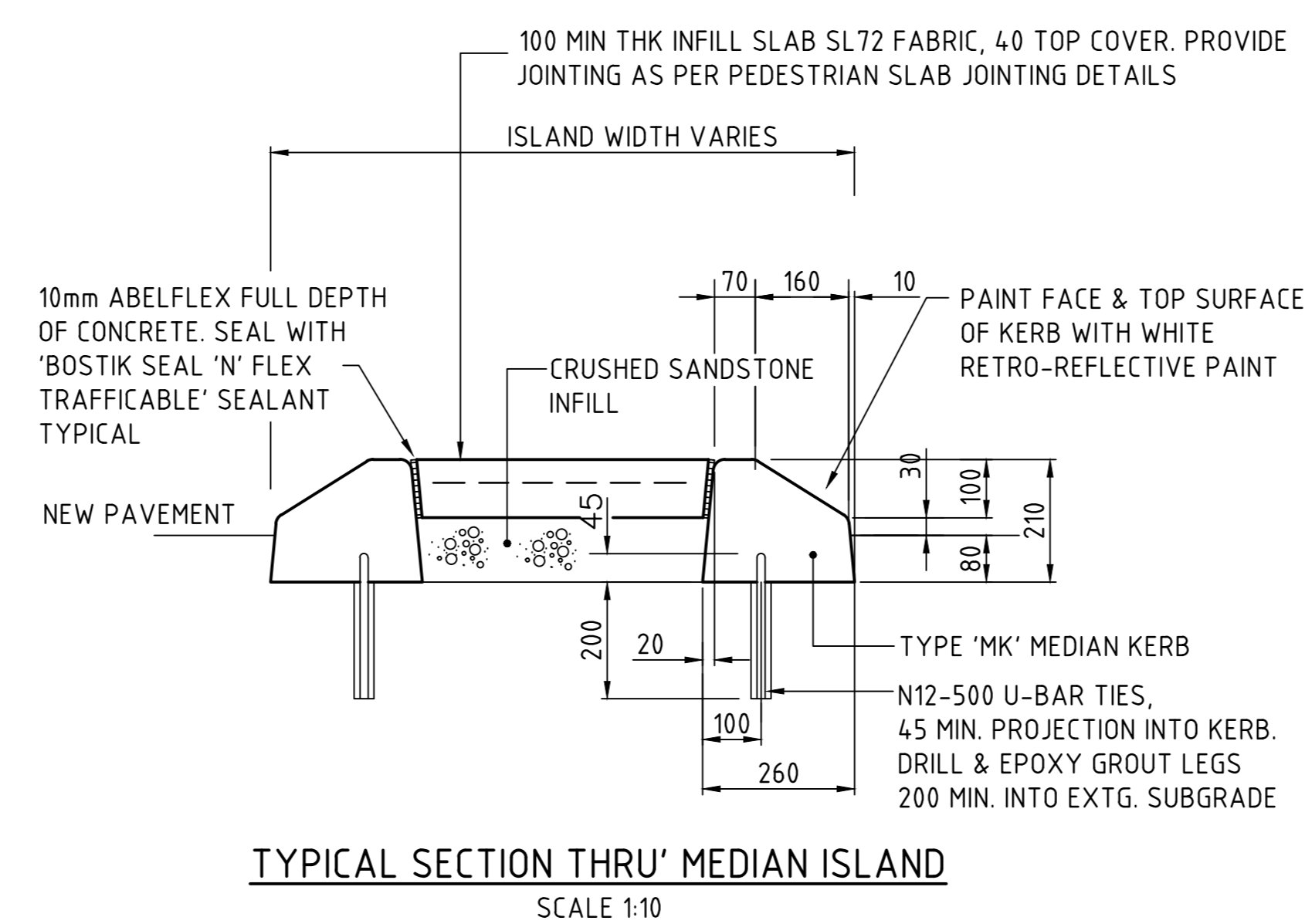
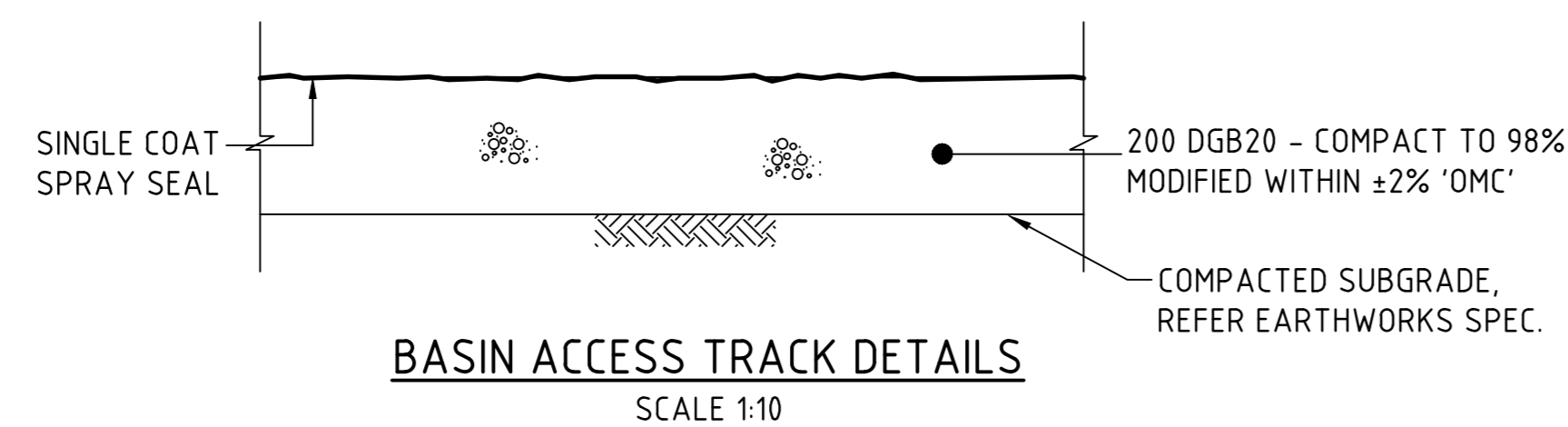
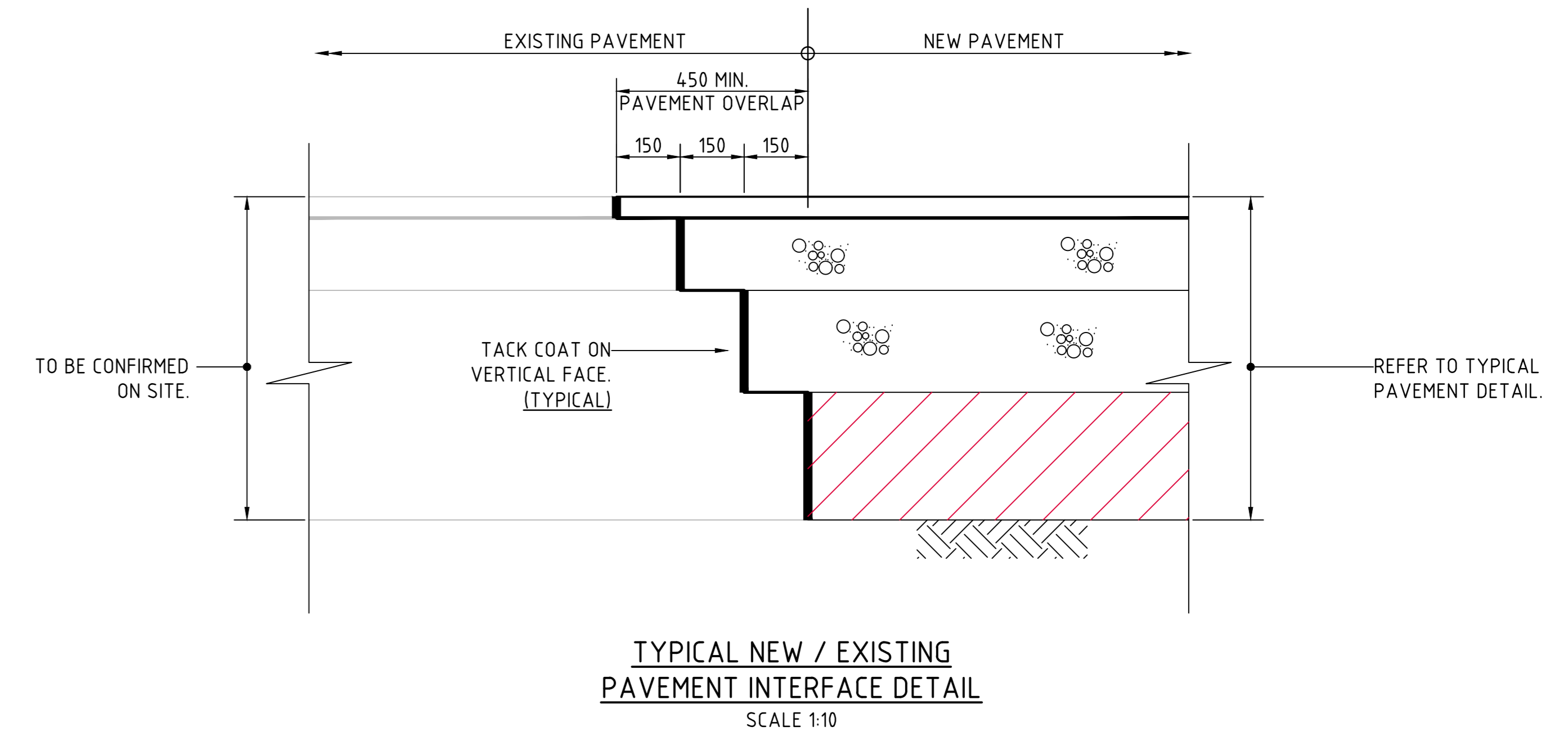
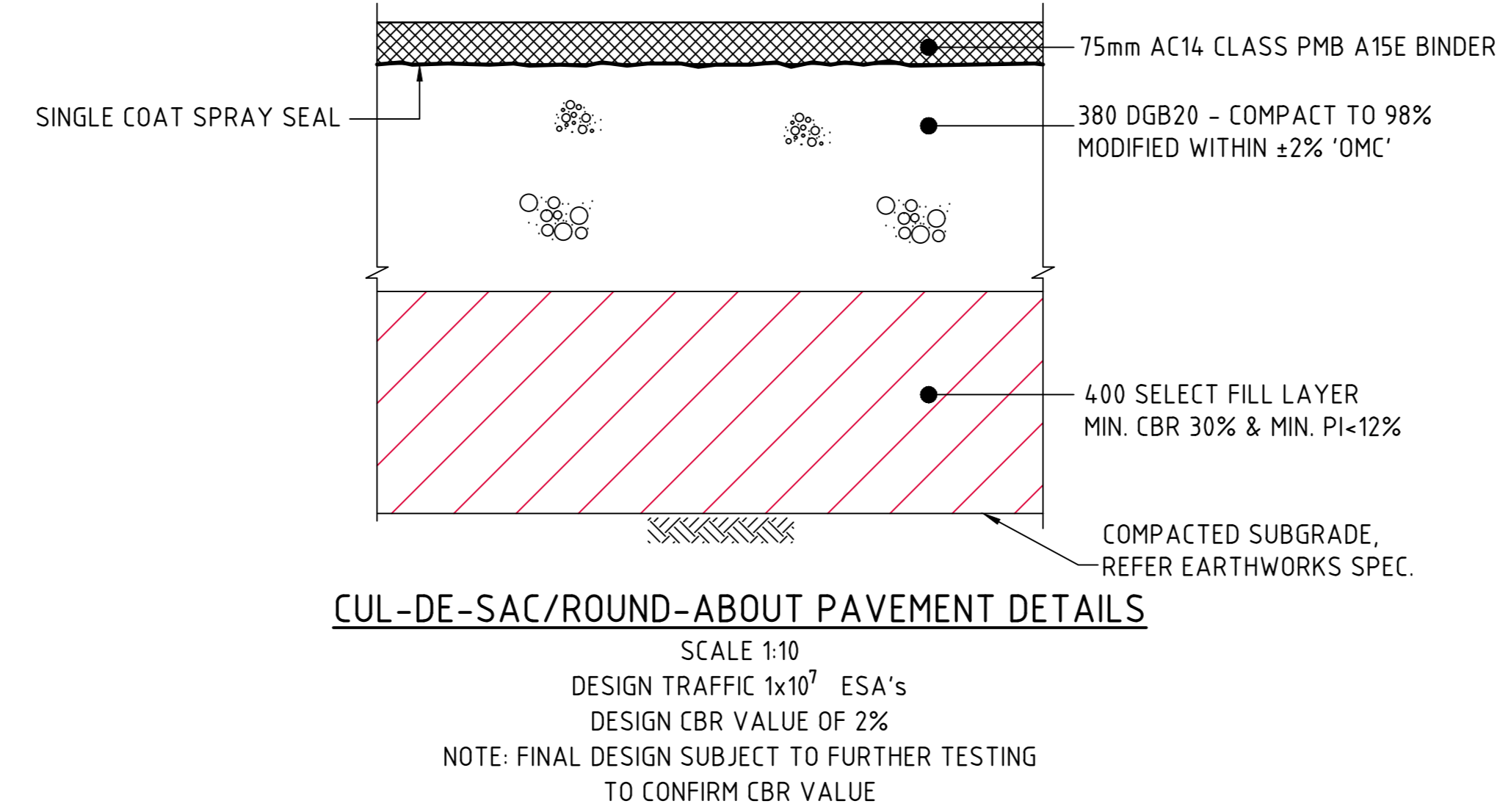
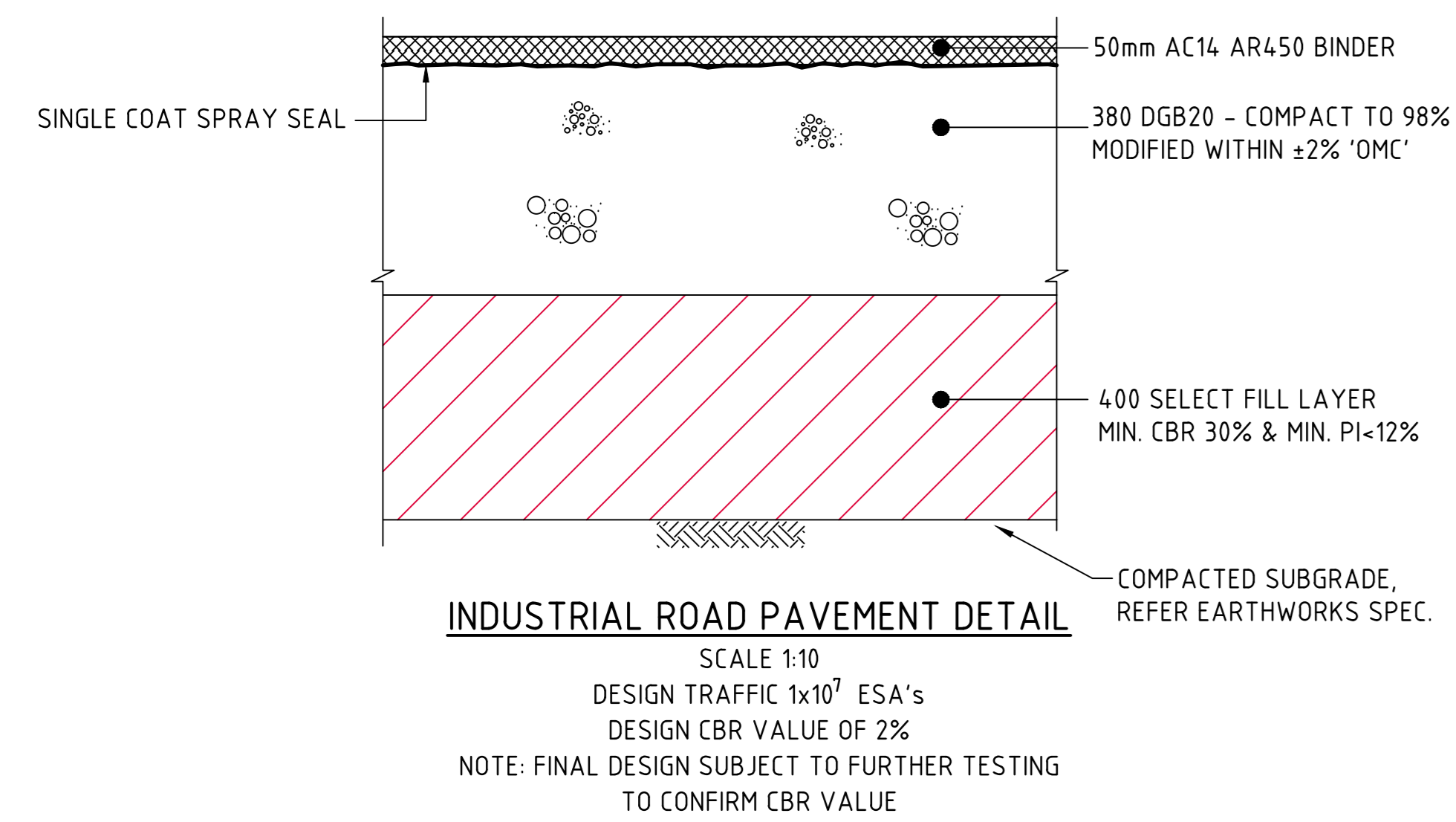
PROJECT
ACCESS LOGISTICS PARK
884-928 MAMRE ROAD
KEMPS CREEK, NSW

Costin Roe Consulting Pty Ltd.
ALN 50 003 696 446
PO Box 9419 Sydney NSW 1520
Level 4, 4 Woodmill Street, Millers Point NSW 2000
p: +61 2 9251 7699 e: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

DRAWING TITLE
ROADWORKS PLAN SHEET 2

DRAWING NO. **C014021.05-C502**

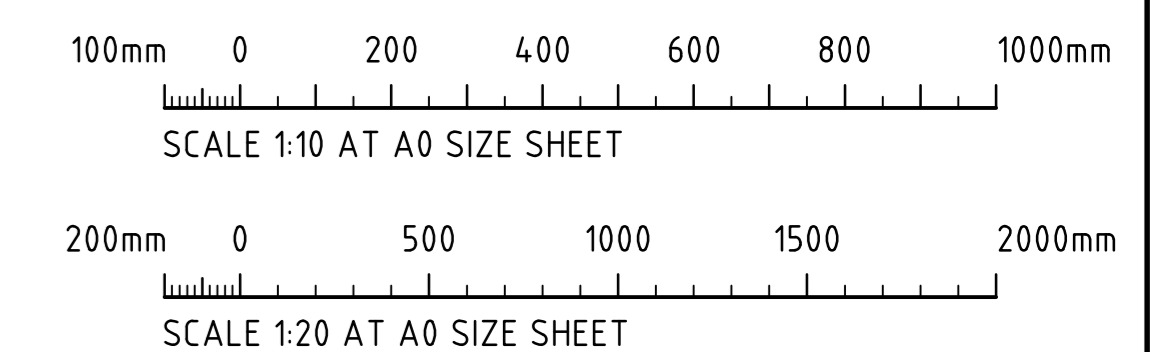
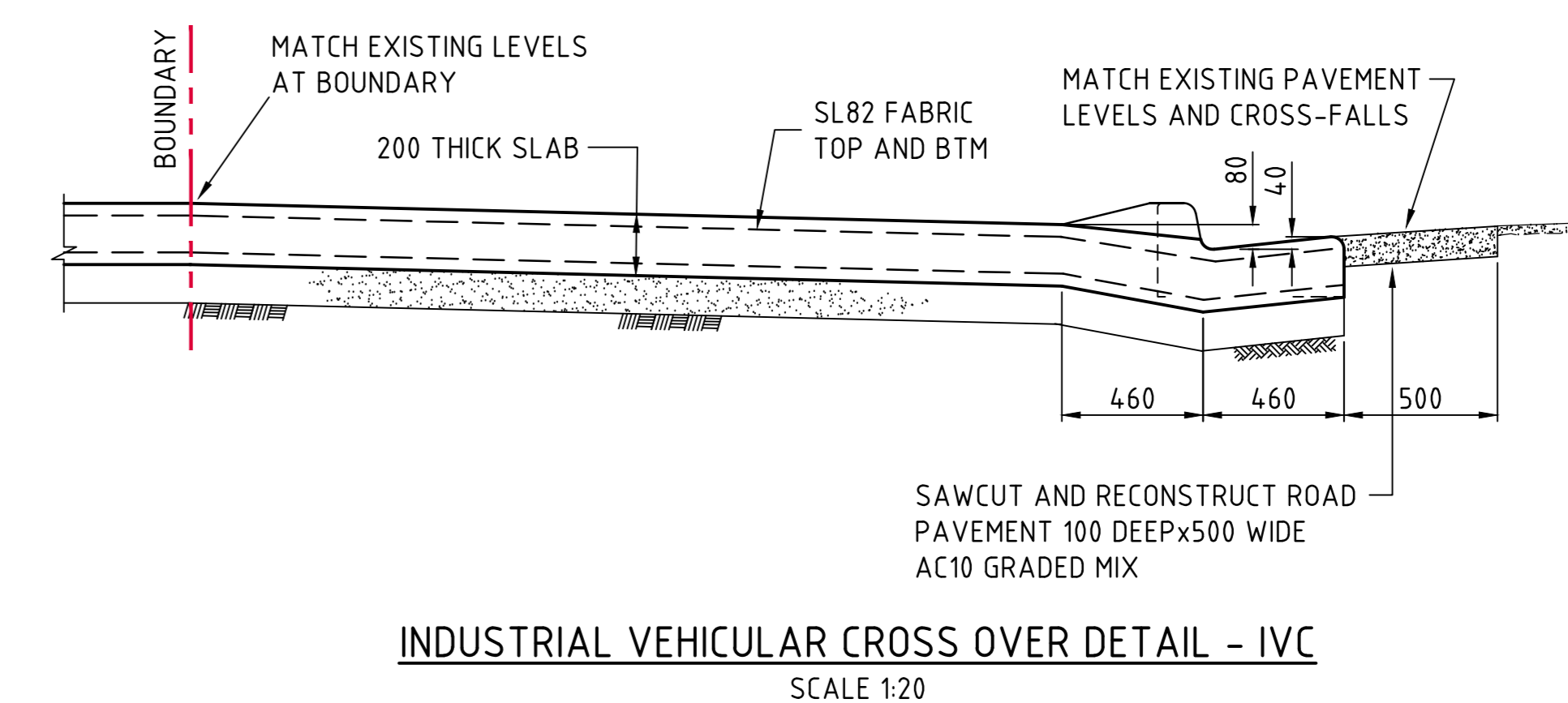
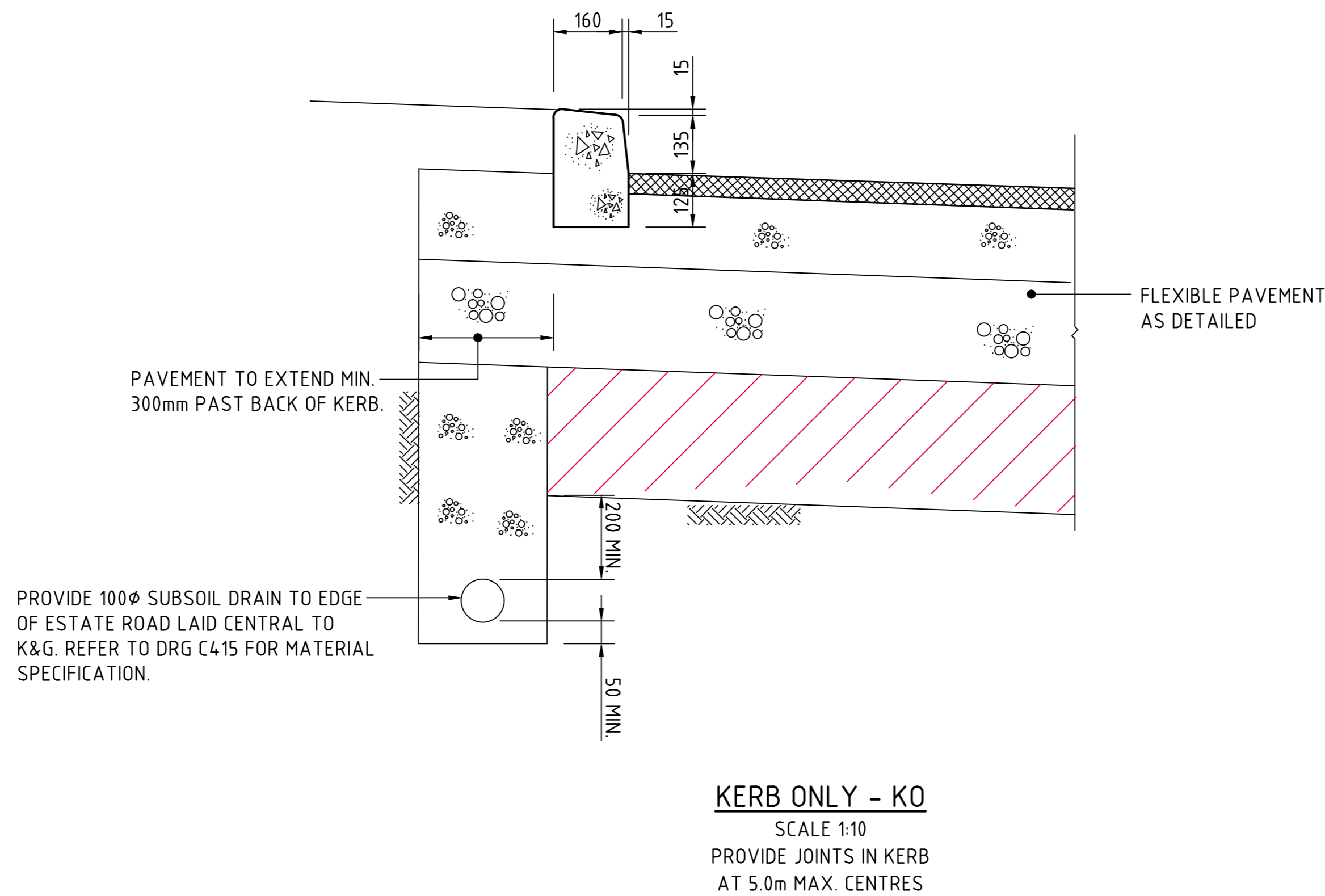
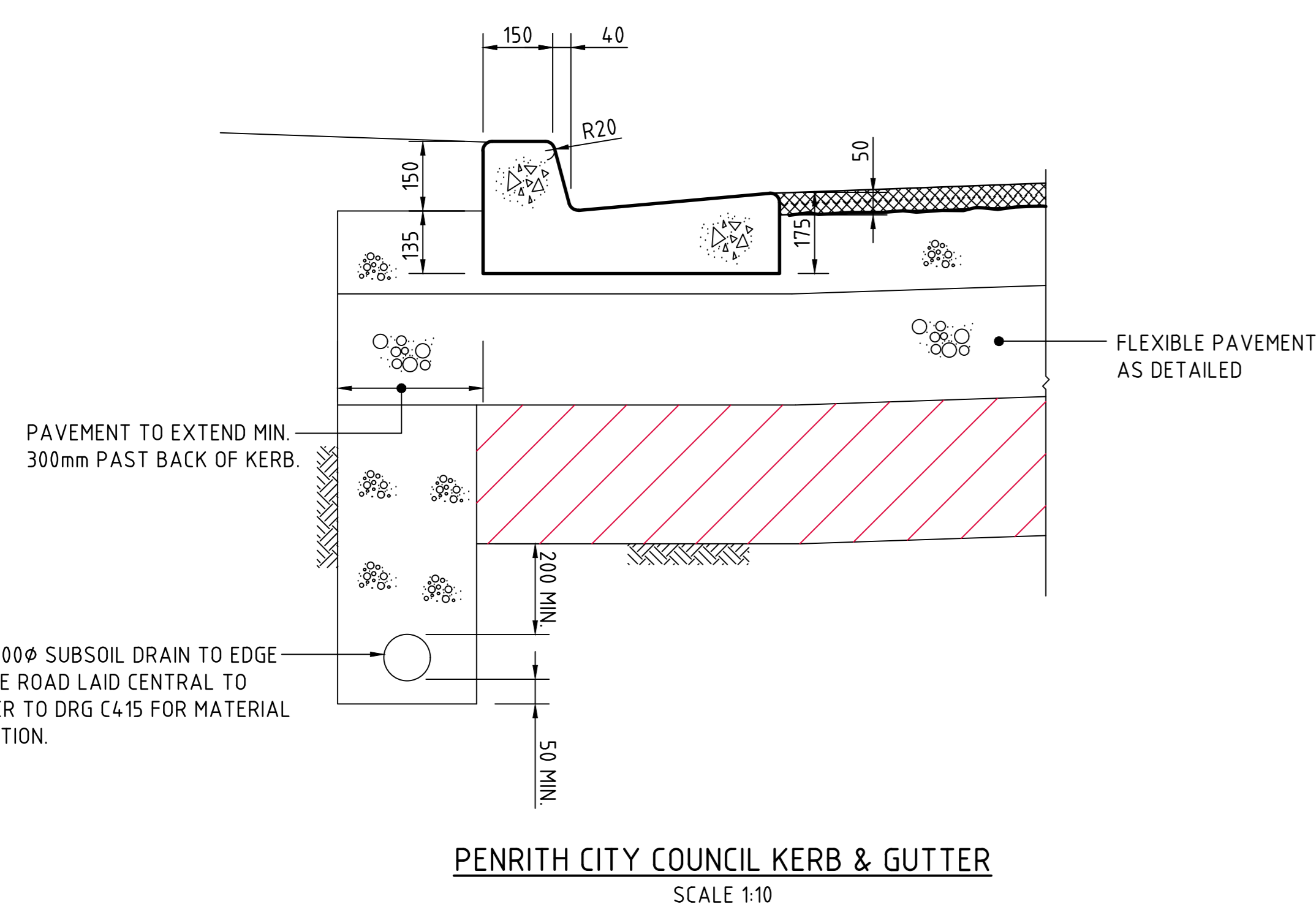
ISSUE **3**



PEDESTRIAN SLAB DETAILS

TYPICAL SECTION THRU' MEDIAN ISLAND

TYPICAL SECTION TEMPORARY ROUNDABOUT BOUNDARY WORKS



FOR SWC-3

ISSUED FOR	DATE	ISSUE	AMENDMENTS	DATE	ISSUE	AMENDMENTS
ISSUED FOR SWC-3	03.03.25	3				
ISSUED FOR SWC-3	21.02.25	2				
ISSUED FOR CONSTRUCTION	24.07.24	1				
ISSUED FOR CONSTRUCTION	02.05.24	0				
ISSUED FOR PRELIMINARY ONLY	15.03.24	A				

PROJECT MANAGER: **ProjectStrategy**
ARCHITECT: **nettleton|tibe**
CLIENT: **BURTON Civil Engineering Contractors**

PROJECT: **ACCESS LOGISTICS PARK**
884-928 MAMRE ROAD
KEMPS CREEK, NSW
DESIGNED: DW | DRAWN: [] | DATE: [] | CHECKED: MW | SIZE: A0 | SCALE: AS SHOWN | CAD REF: C01402105-C-570

CONSULT: **AUSTRALIA**
Costin Roe Consulting Pty Ltd.
AIN 50 003 696 446
PO Box 9419 Sydney NSW 1520
Level 4, 4 Woodruff Street, Mollies Point NSW 2000
p: +61 2 9251 7699 e: +61 2 9241 3731
e: mail@costinroe.com.au w: costinroe.com.au

DRAWING TITLE: **ROADWORKS DETAILS**
DRAWING No: **C014021.05-C570**
ISSUE: **3**