

20 May 2026

Department of Planning, Housing and Infrastructure
GPO Box 39
Sydney NSW 2000

Attn: Media Hakim

**RE SSD 17647189 – POST CONSENT CONSULTATION IN ACCORDANCE WITH CONDITION B39
(STORMWATER MANAGEMENT SYSTEM DESIGN)**

Dear Media,

Barings Real Estate Australia (**Barings**) have engaged Burton Civil Engineering Contractors (**Burtons**) as the infrastructure contractor to complete bulk earthworks and civil construction works for our development at 884-928 Mamre Rd (**Access Logistics Estate**). In connection with this, Burtons has engaged Costin Roe Consulting (**Costin Roe**) to complete the Stormwater Management System Design (**SMSD**) in accordance with Condition B39 amended 16 April 2025 in connection with SSD017647189-MOD-2:

Stormwater Management System Design

B39. Within three months of the date of this consent, or as otherwise agreed by the Planning Secretary, the Applicant must design the stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:

- (a) be prepared in consultation with EHG, Sydney Water and Council and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the stormwater management system design;*
- (b) be prepared and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;*
- (c) be consistent with the plan shown on Figure 7 in Appendix 1;*
- (d) include all private, Council and trunk drainage infrastructure within the site including connections to adjacent landholdings;*
- (e) be designed in accordance with the Technical Guidance and demonstrate:*
 - (i) through MUSIC modelling, how the waterway health objectives and targets set out in the MRP DCP and Technical Guidance will be achieved;*
 - (ii) how the development will ultimately connect to the Regional Stormwater Scheme and how the interim measures (such as the water reuse components of on-site detention tanks, bioretention systems and rainwater tanks) will be decommissioned once the development is connected to the Regional Stormwater Scheme;*
 - (iii) that all stormwater management devices contain an impermeable liner and all naturalised trunk drainage (or other open drainage) is either lined with an impermeable liner, or ameliorated (i.e., gypsum), and compacted to a suitable depth and topsoiled (AS44119) to limit infiltration to soils;*
- (f) include functional design drawings that addresses the requirements of EHG's letter dated 26 September 2023;*
- (g) ensure proprietary devices are located on private land and only include sediment and nutrient removal if certified under Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP);*
- (h) ensure gross pollutant traps are appropriately sized and designed in accordance with the Infrastructure Design Guidelines;*
- (i) demonstrate that sufficient land is reserved on-site for stormwater management purposes (such as irrigation areas and undeveloped areas) as shown on Figure 7 in Appendix 1, to ensure the development meets the waterway health objectives and targets in the MRP DCP and Technical Guidance, unless an alternative stormwater management strategy has been approved by the Planning Secretary;*
- (j) include landscape drawings that include planting details of the WSUD systems;*
- (k) include certification (and appropriate designed checklists) of the civil and landscape drawings by the chartered professional engineer appointed under Condition B39(b), that the design drawings comply with the Technical Guidance; and*
- (l) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation / maintenance and renewal costs over 30 years).*

On 10 September 2024 Barings received confirmation from the NSW Department of Planning, Housing and Infrastructure (**DPHI**) that the SMSD submitted in connection with the Development (Rev E dated 23 August 2024) met the satisfaction of the requirements of Condition B39 and issued its approval (**Approved SMSD**). Please refer **Annexure A**.

Following its approval Barings amended the Approved SMSD to include changes associated with SSD-1764789 (**Amended SMSD**). The Amended SMSD was issued to the Conservation Programs, Heritage and Regulation (**CHPR**) as part of the consultation requirements outlined in Condition B39. On 5 March 2025 CHPR provided their feedback on the Amended SMSD (refer **Annexure B**) and requested the following matters be addressed:

Requested Information	Proponent Response/Actions
1. Drawing 431 note "sawtooth flow spreader to be provided both sides of bio-retention basin per detail on drawing C453": a. Please remove this note.	This is noted and agreed. This note has been removed.
2. Drawing 455 Bio retention filter profile "300mm permeable concrete pipe." a. Please refer to a normal pipe (not permeable).	This is noted and agreed. This note has been amended.

Importantly, in the same correspondence CHPR confirmed the following:

"CHPR raised no other issues with the SMSDR. Should the amendments outlined in this advice be made in an updated SMSDR, CHPR considers the SMSDR would meet the requirements of Condition B39 and does not need to be referred to CHPR for further review."

Following receipt of the above a further amended SMSD, Rev H dated 18 Mar26 (**Further Amended SMSD**), was submitted to DPHI in connection with Condition B39. DPHI provided correspondence on April 1 requesting the following matters to be addressed in connection with Condition B39:

Requested Information	Proponent Response/Actions
1. To demonstrate compliance with Condition B39(a), the amended SMSD must be prepared in consultation with CPHR and Sydney Water. In this regard, the CPHR advice dated 5 March 2025 was limited to the minor amendments identified in that correspondence and was based on the SMSD prepared by Costin Roe, dated 14 January 2025. That advice does not confirm CPHR's review of the currently proposed version.	This is noted and agreed. In relation to the consultation required please see the below: Sydney Water Sydney Water have provided correspondence dated 24 April 2026 (Annexure C) Sydney Water has confirmed that they are satisfied the Further Amended SMSD meets the requirement of Condition B39(a). CPHR CPHR have confirmed via correspondence dated 18 May 2026 (Annexure D) confirming, as per the above that the Further Amended SMSD has addressed the previously raised issues and furthermore confirms that the Further Amended SMSD does not need to be referred further.
2. To demonstrate compliance with Condition B39(c), (i) and (j), the amended SMSD must reflect the changes approved under MOD-2, including the updated landscape design. However, Appendix C appears to remain an outdated version and does not reflect those changes. Please update Appendix C and any other relevant drawings so the amended SMSD is consistent with the approved layout and includes the required landscape drawings.	This is noted and agreed. The updated landscape design (Access Estate, Landscape Construction Package (Version 16 by Geoscapes)) is now incorporated into the Further Amended SMSD. Importantly this updated landscape design was issued in connection with the Further Amended SMSD to Sydney Water and CPHR.

Barings believe that the Further Amended SMSD, having now incorporated changes associated with SSD-17647189 and having been prepared in consultation with Sydney Water and CPHR, meets the requirements of Condition B39. Barings request confirmation of the same by DPHI.

Please do not hesitate to contact Philip Grech from Barings on 0424 613 115 in relation to this letter or any of the additional information provided.

Yours sincerely

Barings Real Estate Australia

A handwritten signature in black ink, appearing to read 'Philip Grech', with a horizontal line underneath.

Philip Grech
Senior Development Manager

ANNEXURE A

Mr Philip Grech
Development Manager
Barings
Level 19, 60 Castlereagh Street
Sydney NSW 2000

10 September 2024

Subject: SSD-17647189 - Stormwater Management System Design

Dear Mr Grech

I refer to the Stormwater Management System Design (SMSD) submitted in accordance with Schedule 2, Condition B39 of the consent for Access Logistics Park (SSD-17647189). I also acknowledge your response to the Department's review comments and the request for additional information including a revised SMSD.

The Department of Planning, Housing and Infrastructure (Department) has reviewed the revised SMSD and concludes it addresses Condition B39. As such, the following package is approved:

- Stormwater Management System Design – SSD-17647189 - Access Logistics Park, 884-928 Mamre Road, Kemps Creek, NSW, prepared by Costin Roe Consulting, Revision E, dated 23 August 2024
- Barings letter dated 6 September 2024
- Plans prepared by Costin Roe Consulting:
 - Civil Drawings, detailed design, Infrastructure drainage plans, dated 24 July 2024
 - Stormwater Drainage Details, CO51421.05-SSD455-B, Rev B and dated 3 September 2024
 - Civil Basin1 Plan, CO51421.05-SSD431-D, Rev D and dated 3 September 2024

You are reminded that if there are any inconsistencies between the approved design and the conditions of consent, the conditions prevail.

Please ensure you make the document publicly available on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Rebecka Groth on rebecka.groth@dpie.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Blecher', with a stylized, cursive script.

Lindsey Blecher
Team Leader
Industry Assessments

As nominee of the Planning Secretary

ANNEXURE B



Your ref: SSD-17647189-PA-56
Our ref: DOC25/102924

Mr Philip Grech
Development Manager
Barings Real Estate

Email: philip.grech@barings.com

5 March 2025

Subject: CPHR Advice – Post Approval request for advice – Access Logistics Park (SSD-17647189-PA-56)

Dear Mr Grech,

Thank you for your e-mail received on 7 February 2025 requesting advice on the post-approval referral for the above project from the Biodiversity, Conservation and Science (BCS) Group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW). Please note from the 20 January 2025 BCS has become the Conservation Programs, Heritage and Regulation (CPHR) Group.

CPHR has reviewed the *Stormwater System Management Design Report* (SMSDR) (prepared by Costin Roe, 14 January 2025) and the MUSIC model (14021.00-SSDA_Rev8_Mod1.mxproj) against Condition B 39 (Stormwater Management System Design) and provides the following advice.

There are superseded details from earlier plan versions that have carried through onto current plans. These redundant details need to be updated from the plans:

1. Drawing 431 note "Sawtooth flow spreader to be provided both sides of bio-retention basin per detail on drawing C453".
 - a. Please remove this note.
2. Drawing 455 Bio retention Filter profile "300mm permeable concrete pipe".
 - a. Please refer to a normal pipe (not permeable).

CPHR raises no other issues with the SMSDR. Should the amendments outlined in this advice be made in an updated SMSDR, CPHR considers the SMSDR would meet the requirements of condition B 39 and does not need to be referred to CPHR for further review.

If you have any further questions about this issue, please contact the Greater Sydney Branch Planning Team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely

Louisa Clark
Director, Greater Sydney Branch

Regional Delivery
Conservation Programs, Heritage and Regulation

cc. Lindsey Blecher, Team Leader Planning at lindsey.blecher@planning.nsw.gov.au

ANNEXURE C

24 April 2026

Lindsey Blecher
Department of Planning, Housing, and Industry
Locked Bag 5022, Parramatta, NSW, 2124

Reference: Condition B39 SSD 17647189

Sydney Water review of Amended SMSD for condition B39 for Barings 'Access Logistics Park' SSD 17647189

Dear Lindsey

Sydney Water has received a letter on 13 April (Appendix B) that requests:

Following receipt of the above Rev H dated 18 Mar26 (**Further Amended SMSD**) for submission to DPHI in connection with Condition B39. DPHI have requested that in connection with Condition B39(a) Sydney Water review the Further Amended SMSD, being the latest version of this document. Barings believes that the Further Amended SMSD, having now incorporated changes associated with SSD-17647189 meets the requirements of Condition B39 and request confirmation of the same by Sydney Water.

Sydney Water has reviewed the following information provided by Barings, which includes:

- Stormwater Management System Design (Version H by Costin Roe Consulting)
- Access Estate, Landscape Construction Package (Version 16 by Geoscapes)

Based on review of the information listed above, **Sydney Water are satisfied with Consent Condition B39a**, with future information provided in appendix A. However, note that Sydney Water only reviewed the components relating to the trunk drainage channel, which is consistent with the latest designs. Sydney Water did not review the other stormwater requirements relating to interim measures or site specific DCP requirements.

If you have any questions, please contact the undersigned.

Yours sincerely,

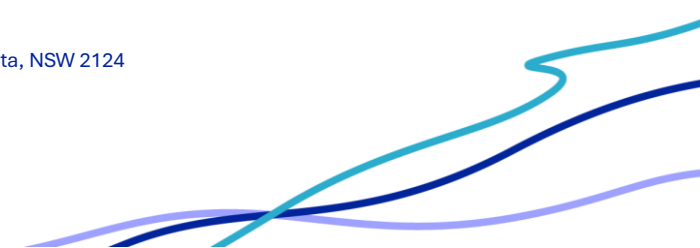


Craig Bush
Wianamatta Stormwater Lead (Mamre Road Precinct)

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



Appendix A

B39. Stormwater Management System Design

Within three months of the date of this consent, or as otherwise agreed by the Planning Secretary, the Applicant must design the stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:

Requirement	SWC response
(a) be prepared in consultation with EHG, Sydney Water and Council and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the stormwater management system design;	Satisfactory
(b) be prepared and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;	N/A
(c) be consistent with the plan shown on Figure 7 in Appendix 1;	N/A
(d) include all private, Council and trunk drainage infrastructure within the site including connections to adjacent landholdings;	Satisfactory
(e) be designed in accordance with the Technical Guidance and demonstrate: (i) through MUSIC modelling, how the waterway health objectives and targets set out in the MRP DCP and Technical Guidance will be achieved;	N/A (interim measures are not assessed by Sydney Water)
(ii) how the development will ultimately connect to the Regional Stormwater Scheme and how the interim measures (such as the water reuse components of on-site detention tanks, bioretention systems and rainwater tanks) will be decommissioned once the development is connected to the Regional Stormwater Scheme;	Satisfactory for connection to regional stormwater scheme and decommissioning of temporary assets.
(iii) that all stormwater management devices contain an impermeable liner and all naturalised trunk drainage (or other open drainage) is either lined with an impermeable liner, or ameliorated (i.e., gypsum), and compacted to a suitable depth and topsoiled (AS44119) to limit infiltration to soils;	N/A
(f) include functional design drawings that addresses the requirements of EHG's letter dated 26 September 2023;	N/A
(g) ensure proprietary devices are located on private land and only include sediment and nutrient removal if certified under Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP);	N/A
(h) ensure gross pollutant traps are appropriately sized and designed in accordance with the Infrastructure Design Guidelines;	N/A
(i) demonstrate that sufficient land is reserved on-site for stormwater management purposes (such as irrigation areas and undeveloped areas) as shown on Figure 7 in Appendix 1, to ensure the development meets the waterway health objectives and targets in the MRP DCP and Technical	N/A

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



<i>Guidance, unless an alternative stormwater management strategy has been approved by the Planning Secretary;</i>	
<i>(j) include landscape drawings that include planting details of the WSUD systems;</i>	N/A
<i>(k) include certification (and appropriate designed checklists) of the civil and landscape drawings by the chartered professional engineer appointed under Condition B39(b), that the design drawings comply with the Technical Guidance; and</i>	N/A
<i>(l) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation / maintenance and renewal costs over 30 years).</i>	N/A

Appendix B



13 April 2026

Sydney Water
1 Smith Street
Parramatta NSW 2124

RE SSD 17647189 – POST CONSENT CONSULTATION IN ACCORDANCE WITH CONDITION B39 (STORMWATER MANAGEMENT SYSTEM DESIGN)

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- (l) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation / maintenance and renewal costs over 30 years).

On 10 September 2024 Barings received confirmation from the NSW Department of Planning, Housing and Infrastructure (**DPHI**) that the SMSD submitted in connection with the Development (Rev E dated 23 August 2024) met the satisfaction of the requirements of Condition B39 and issued its approval (**Approved SMSD**). Please refer **Annexure A**.

Barings-Corporate

Following its approval Barings amended the Approved SMSD to include changes associated with SSD-1764789 (**Amended SMSD**). The Amended SMSD was issued to the Conservation Programs, Heritage and Regulation (**CHPR**) as part of the consultation requirements outlined in Condition B39. On 5 March 2025 CHPR provided their feedback on the Amended SMSD (refer **Annexure B**) and requested the following matters be addressed:

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Following receipt of the above Rev H dated 18 Mar26 (**Further Amended SMSD**) for submission to DPHI in connection with Condition B39. DPHI have requested that in connection with Condition B39(a) Sydney Water review the Further Amended SMSD, being the latest version of this document. Barings believes that the Further Amended SMSD, having now incorporated changes associated with SSD-17647189 meets the requirements of Condition B39 and request confirmation of the same by Sydney Water

Please do not hesitate to contact Philip Grech from Barings on 0424 613 115 in relation to this letter or any of the additional information provided.

Yours sincerely

Barings Real Estate Australia



Philip Grech
Senior Development Manager

Barings Corporate

ANNEXURE D



Your ref: SSD-17647189-PA-56
Our ref: DOC26/199793

Mr Philip Grech
Development Manager
Barings Real Estate

Email: philip.grech@barings.com

18/05/2026

**Subject: CPHR Advice – Post Consent Consultation in Accordance with Condition B39
(Stormwater Management System Design)**

Dear Mr Grech,

Thank you for your referral received on 7 April 2026 seeking post consent consultation with the Conservation Programs, Heritage and Regulation Group (CPHR) of the Department of Climate Change, Energy, the Environment and Water on the *Stormwater Management System Design – Access Logistics Park, 884-928 Mamre Road, Kemps Creek SSD-17647189 Revision H* (Costin Roe Consulting, 18 March 2026) (SMSD Report) against Condition B 39 (Stormwater Management System Design).

CPHR's advice dated 5 March 2025 identified the following two amendments needing to be made to the SMSD Report.

1. Drawing 431 note "Sawtooth flow spreader to be provided both sides of bio-retention basin per detail on drawing C453".
 - a. Please remove this note.
2. Drawing 455 Bio retention Filter profile "300mm permeable concrete pipe".
 - a. Please refer to a normal pipe (not permeable).

CPHR confirms that both of these items have been addressed in the SMSD Report. The SMSD Report does not need to be referred to CPHR for further review.

If you have any further questions about this issue, please contact the Greater Sydney Branch Planning Team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely

Susan Harrison
Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation

cc. Media Hakim, Planning Officer at media.hakim@dpie.nsw.gov.au