

Community & Stakeholder Engagement Table – SSD-85510213 & SSD-10479 (MOD-6)

Landowner / Stakeholder	Engagement Carried Out	Feedback	Project Response
Lot 11 (DP 1296455)	Landowner notification letter delivered to property on 16/09/25.	Nil to report.	-
Lot 8 (DP 253503)	Landowner notification letter emailed to anthony@anricdevelopments.com on 18/09/25.	Nil to report.	-
Lot 9 (DP 253503)	Landowner notification letter emailed to matthew.murphy@rpinfrastructure.com.au on 18/09/25.	Nil to report.	-
Lot 141 (DP 1033686)	Landowner notification letter delivered to property on 16/09/25.	Nil to report.	-
Lot 142 (DP 1033686)	Landowner notification letter delivered to property on 16/09/25.	Nil to report.	-
Lot 15 (DP 253503)	Landowner notification letter delivered to property on 16/09/25.	Nil to report.	-
Lot 38 (DP 708347)	Landowner notification letter delivered to property on 16/09/25.	Nil to report.	-
Lot 43 (DP 708347)	Landowner notification letter delivered to property on 16/09/25.	Nil to report.	-
Lot 44 (DP 708347)	Landowner notification letter delivered to property on 16/09/25.	Nil to report.	-
BAPS - Lot 18 (DP 253503)	Landowner notification letter emailed to smproject@prayosha.com.au on 18/09/25.	Nil to report.	-
Lot 4132 (DP857093)	Landowner notification letter emailed to djohnson@wprince.com.au and dino.seraglio@gmail.com on 18/09/25.	Nil to report.	-
Frasers (The Edge)	Landowner notification letter emailed to michaela.leerdam@frasersproperty.com.au on 18/09/25	Nil to report.	-
ESR (Westlink)	Landowner notification letter emailed to grace.macdonald@esr.com on 18/09/25	Nil to report.	-

Dexus	Landowner notification letter emailed to jacob.clark@dexus.com and ellie.chesterman@dexus.com on 18/09/25	Response received from Jacob Clark 17/09/25 requesting a master plan to identify Lot F.	Master plan issued to Jacob Clark 17/09/25 indicating the position of Lot F relative to the balance of the estate.
Penrith City Council	Letter detailing SSD-85510213 and MOD 6 emailed to sandra.fagan@penrith.city on 17/09/25.	Robert Walker responded on 18/09/25 to confirm no comment will be made until formal referral is provided.	-
Conservation Programs, Heritage and Regulation Group (CPHR)	Letter detailing SSD-85510213 and MOD 6 emailed to louisa.clark@environment.nsw.gov.au on 17/09/25.	Nil to report	-
NSW EPA	Letter detailing SSD-85510213 and MOD 6 emailed to carlos.ferguson@epa.nsw.gov.au on 17/09/25.	Nil to report.	-
FRNSW	Letter detailing SSD-85510213 and MOD 6 emailed to firesafety@fire.nsw.gov.au on 17/09/25.	Nil to report.	-
Sydney Water	Letter detailing SSD-85510213 and MOD 6 emailed to urbangrowth@sydneywater.com.au on 17/09/25.	Nil to report.	-
TfNSW	Letter detailing SSD-85510213 and MOD 6 emailed to development.sydney@transport.nsw.gov.au on 17/09/25.	Sharon Verhoeven requested clarification on 18/09/25 if SSD-85510213 should be a separate referral to MOD-6.	SFKC responded on 19/09/25 confirming both should be considered in the same referral as both applications relate to the Lot E proposal.

Attachment 1 – Resident/Landowner Notification Letter

17 September 2025

Attention: Owner / Occupier

Subject: SSD-85510213 & SSD-10479 (MOD-6) – Community & Stakeholder Engagement Letter

Address: 200 Aldington Road, Kemps Creek NSW

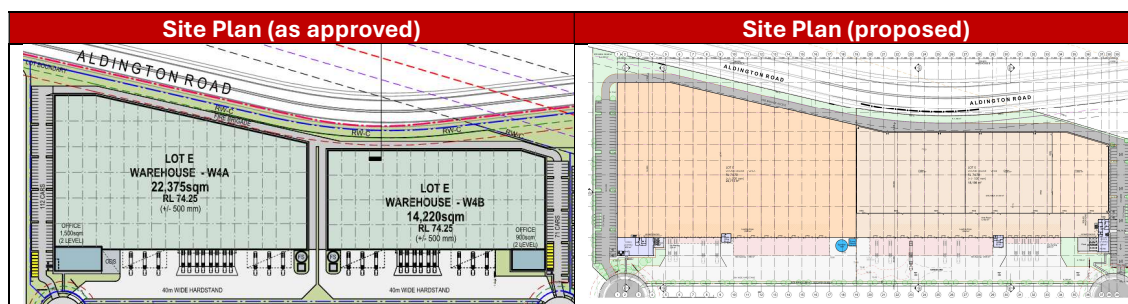
Dear Owner / Occupier,

As part of our ongoing commitment to community and stakeholder engagement, this letter has been prepared by Fife Development Services Pty Limited, on behalf of Stockland Fife Kemps Creek Pty Ltd (SFKC), to provide you with details of a proposed modification to our approved industrial estate at 200 Aldington Rd, Kemps Creek.

State Significant Development Consent (SSD-10479) was approved 5 May 2023 for a Concept Proposal for staged development of an industrial estate comprising 13 buildings, estate access roads, and associated offices covering 340,540m² of Gross Floor Area (GFA) for industrial, warehouse and distribution uses. Subsequent to this Consent, SFKC intend to submit individual Modifications and Development Applications as required for specific developments within the industrial estate which will be constructed in a staged manner over several years.

This letter concerns a combined SSDA and Modification application with the Department of Planning, Housing & Infrastructure (DPHI), being **Modification 6 to SSD-10479 and SSD-85510213** for a new warehousing and distribution facility. The changes proposed can be summarised as follows:

Description	Lot E (as approved)	Lot E (proposed)
Lot Area	67,348 m ²	67,348 m ²
Total Building GFA	38,995 m ²	39,259 m ²
Warehouse GFA	36,595 m ²	37,493 m ²
Landscape Area	6,685 m ²	5,991 m ²
Car Parking	183	172
Ancillary Office Space	1x 1,500 m ² and 1x 900 m ²	1x 900 m ² and 1x 496 m ²
Dock Office Space	Nil.	1x 64 m ² and 1x 80 m ²
Loading Dock Configuration (recessed)	14x recessed docks total	16x recessed docks total
Loading Dock Configuration (on-grade)	12x on-grade docks total	16x on-grade docks total



The objective the planning applications are to detail the assessment of environmental impacts of the development and outline the undertakings made by SFKC to manage and minimise any potential impacts that occur as a result. It is considered that the proposed development will not exhibit any adverse impacts, and rather would compliment the Mamre Rd Precinct, and more broadly the Western Sydney region, with the delivery of new state-of-the-art industrial facilities, providing significant employment generating opportunities to currently underdeveloped land.

Should you wish to discuss, please feel free to contact the undersigned for more information.

Yours sincerely

Fife Development Services Pty Limited



Martin Charteris

Development Manager

FIFECAPITAL

Level 12, 89 York Street, Sydney NSW 2000

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Mobile: +61 423 773 236

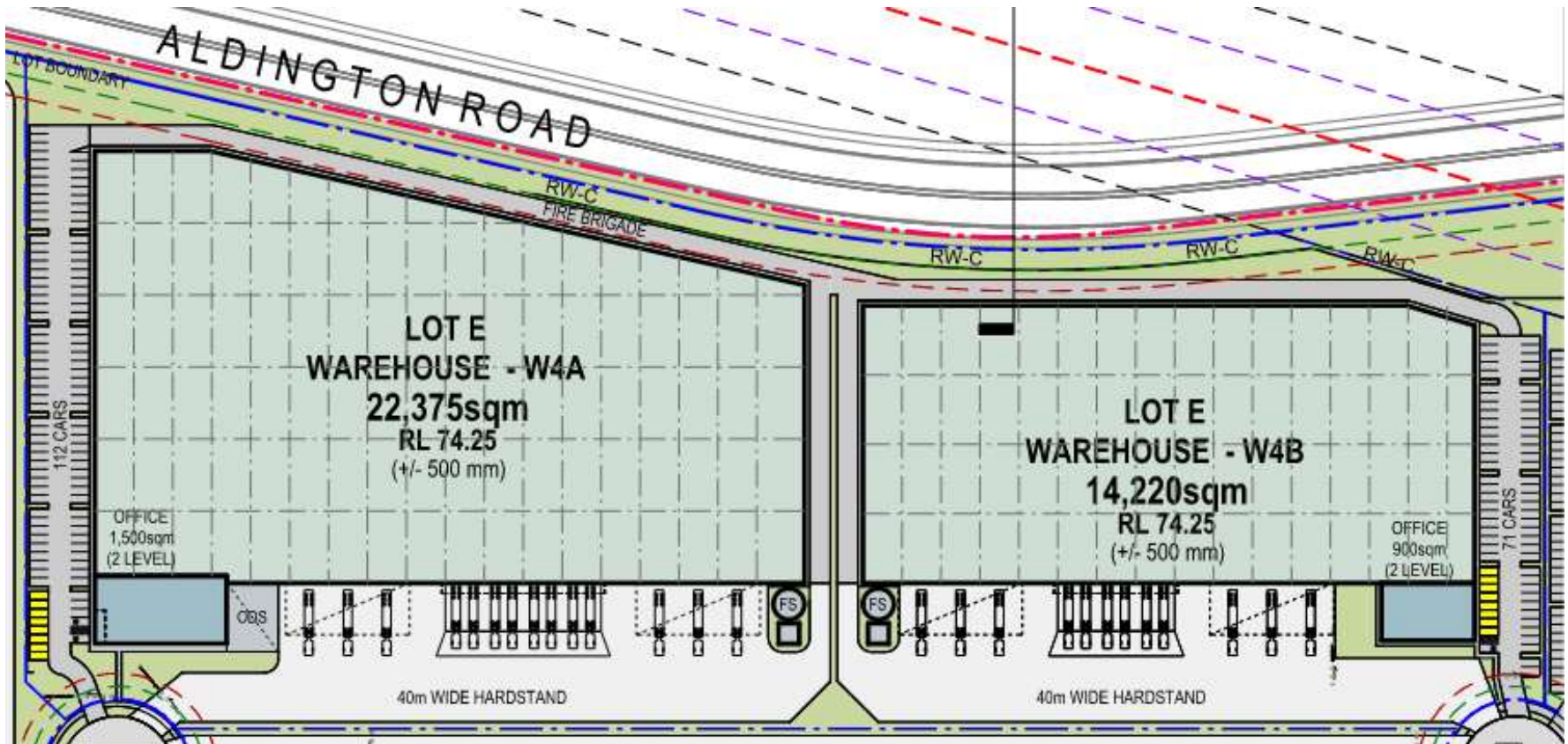
Email: martin.charteris@fifecapital.com.au



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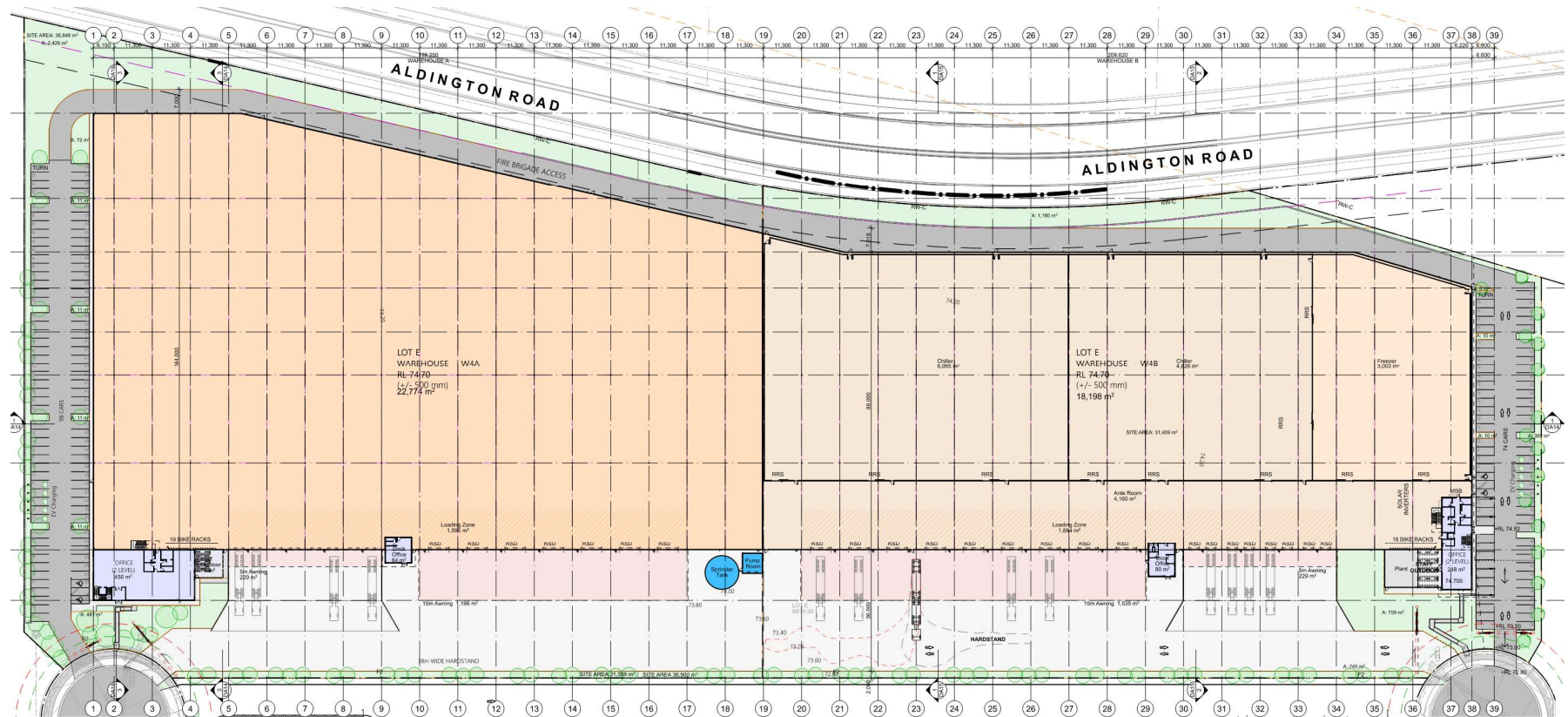
Attachment 1 – Existing Approval of Concept Warehouses on Lot E (SSD-10479-MOD-4)



Fife Development Services Pty Limited

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Attachment 2 – Proposed Modification to Lot E



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Attachment 2 – Stakeholder Notification Letter

17 September 2025

Attention: [REDACTED]

Subject: SSD-85510213 & SSD-10479 (MOD-6) – Community & Stakeholder Engagement Letter

Address: 200 Aldington Road, Kemps Creek NSW

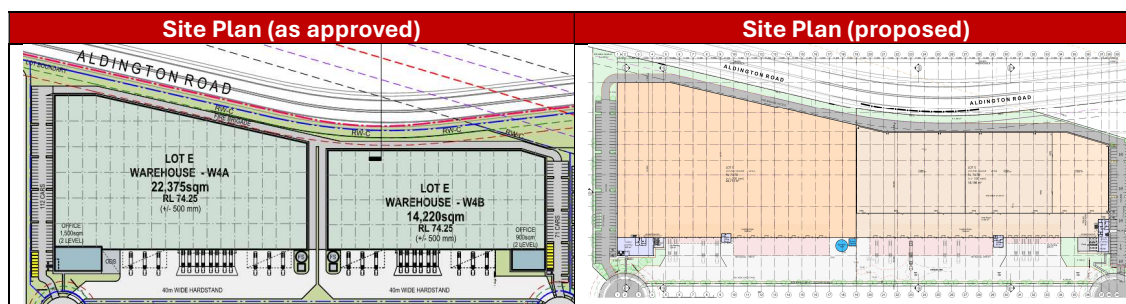
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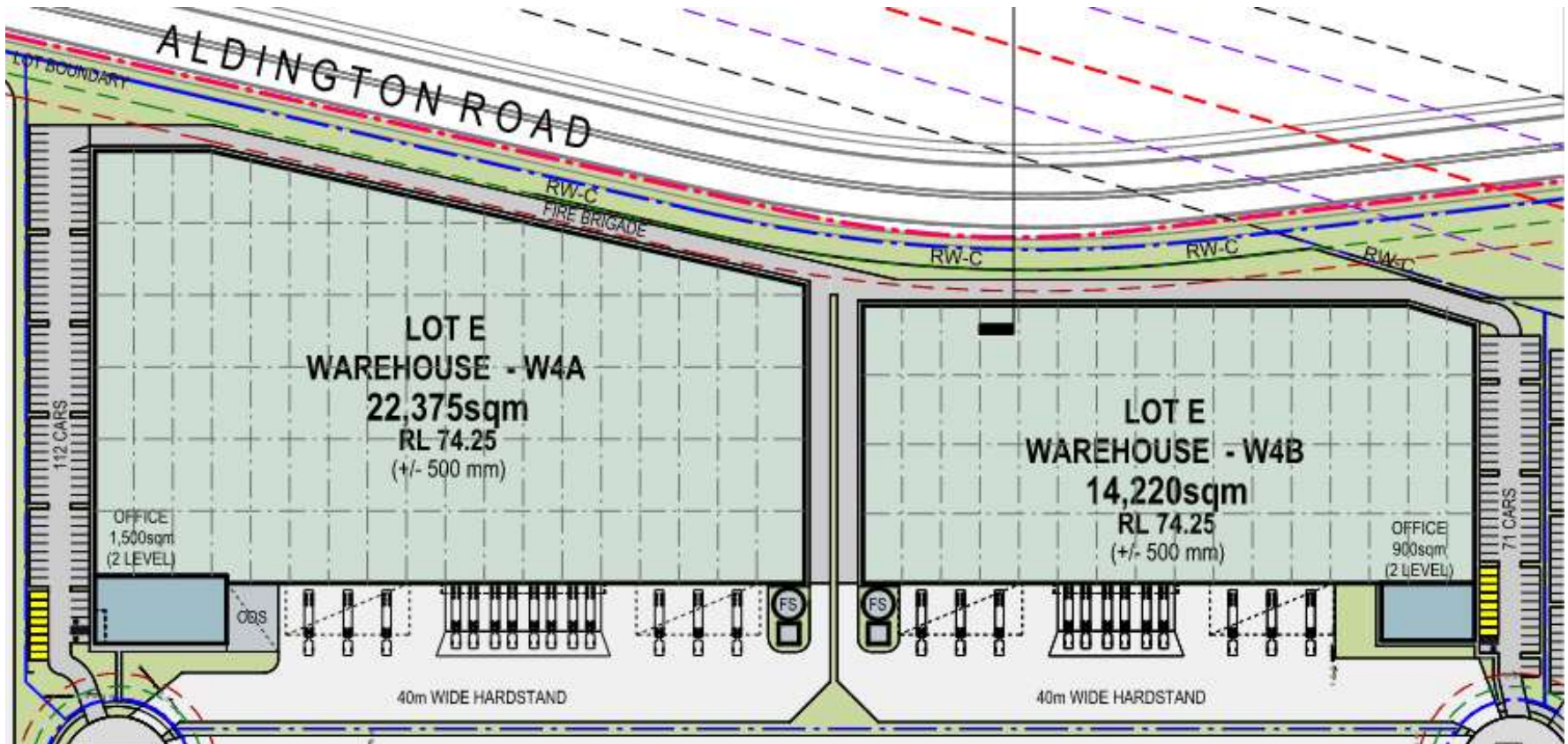
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Attachment 1 – Existing Approval of Concept Warehouses on Lot E (SSD-10479-MOD-4)



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The site plan for Lot E Warehouse W4A and W4B is a detailed technical drawing showing the layout of the industrial facility. The plan is bounded by Aldington Road to the north and a Bin Wide Hardstand to the south. The site is divided into two main warehouse areas, W4A and W4B, with various internal zones, loading docks, and parking areas. The plan includes dimensions, area calculations, and labels for different parts of the site.

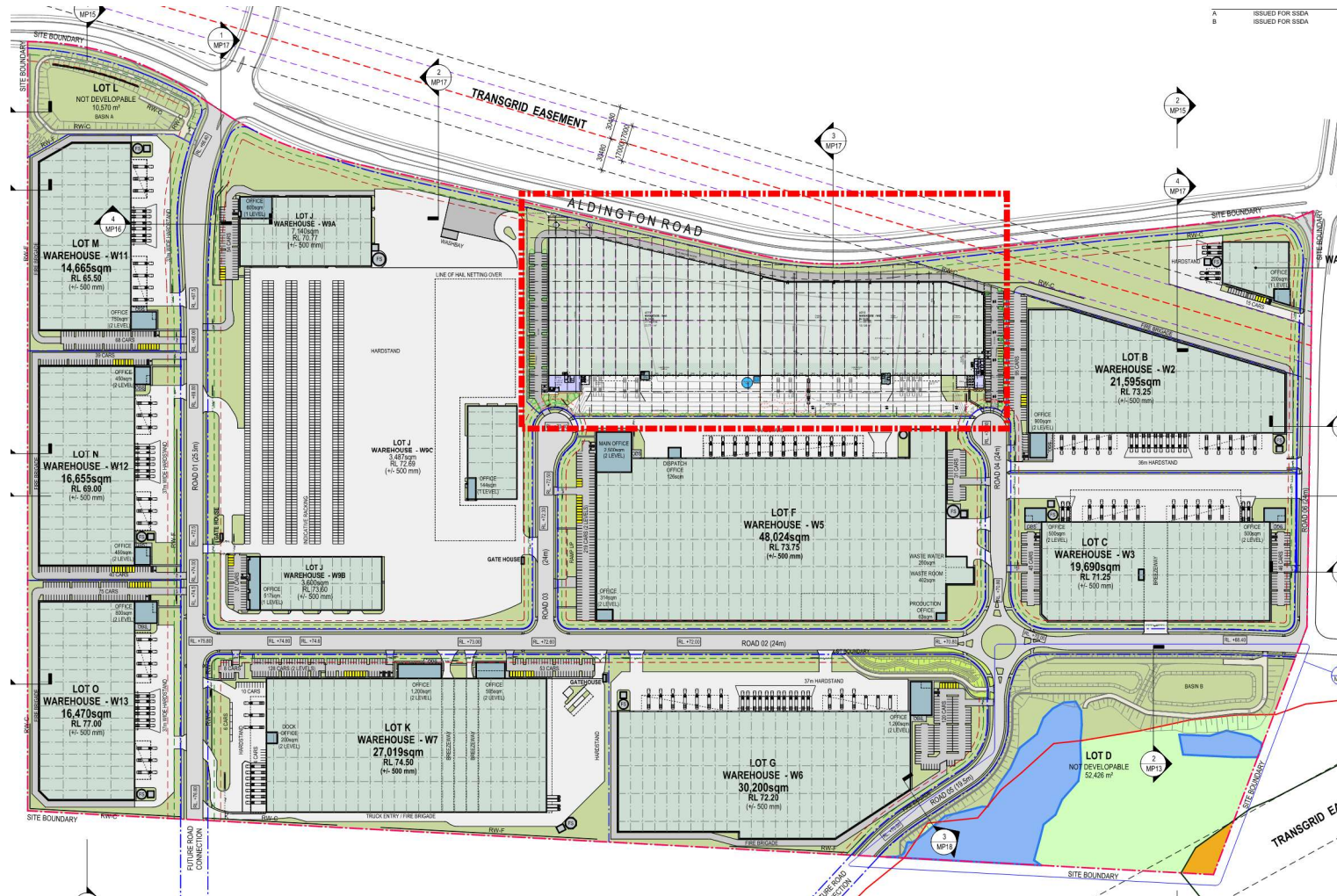
Key Features and Dimensions:

- Lot E Warehouse W4A:** RL 74.70, (+/- 500 mm), 22,774 m². Includes a Loading Zone 1,500 m² and a 19 Bays Rack.
- Lot E Warehouse W4B:** RL 74.78, (+/- 500 mm), 18,198 m². Includes a Loading Zone 1,500 m², a 18 Bays Rack, and a 18 Bays Rack.
- Site Area:** 31,400 m².
- Dimensions:** The plan shows various dimensions for the buildings, zones, and parking areas, including lengths like 100.000 m, 100.000 m, and 100.000 m, and widths like 10.000 m, 10.000 m, and 10.000 m.
- Labels:** The plan includes labels for 'Aldington Road', 'Fire Brigade Access', 'Bin Wide Hardstand', 'Loading Zone', '19 Bays Rack', '18 Bays Rack', 'Office', 'Plant', 'Auto Room', 'Hardstand', and 'Bin Wide Hardstand'.



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Attachment 3 – Context of Modification 6 in broader estate



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