

15 November 2021

The Trust Company (Australia) Limited as custodian for the ARET Frasers Project Trust

c/o

Paul Solomon

Planning and Infrastructure Manager

Frasers Property Industrial

Via email: [Paul.Solomon@frasersproperty.com.au](mailto:Paul.Solomon@frasersproperty.com.au)**Supplementary Site Suitability Assessment – SSD9522 Modification - Symbion Development Site Mamre Road, Kemps Creek, NSW**

Dear Paul,

**1. Introduction and Background**

JBS&G Australia Pty Ltd (JBS&G) was engaged by The Trust Company (Australia) Limited [ACN 000 000 993] as custodian for the ARET Frasers Project Trust of Level 18, 123 Pitt Street, Sydney, New South Wales 2000 (Frasers, the client) for the provision of environmental services associated with a portion of a broad development site located west of Mamre Road as shown in **Figure 1** of **Attachment 2** (the site).

The client intends to submit a Development Application for a portion of the broader development site, shown on **Figure 1** to **Figure 3 (Attachment 2)**. Preliminary development application plans are provided as **Attachment 3**. The plans indicate that the site is to be developed into five separate warehouses, including internal roadways, car parks and associated services..

To support the development application, the client requires a site suitability assessment in accordance with the *State Environmental Planning Policy No. 55 – Remediation of Land*. The assessment is documented herein, with reference made to existing contamination assessments as appropriate. The assessment is made based on the anticipated Secretary's Environmental Assessment Requirements (SEARs), with relevant report sections listed in **Table 1.1**.

**Table 1.1 Secretary's Environmental Assessment Requirements**

Secretary's Environmental Assessment Requirements	Report Section
<i>State Environmental Planning Policy No. 55 – Remediation of Land</i>	Statement of Site Suitability – <b>Section 3</b>
<i>Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP &amp; EPA 1998)</i>	Statement of Site Suitability – <b>Section 3</b>

The broader development site, as shown on **Figure 1**, has been subject to contamination investigations as documented in JBS&G (2018<sup>1</sup>, 2019<sup>2</sup> and 2020b<sup>3</sup>). JBS&G (2019) comprised an

<sup>1</sup> JBS&G (2018) Preliminary Site Investigation 657-703, 707-711, 707A, 713-755 & 757-769 Mamre Road Kemps Creek, NSW 2178. JBS&G Australia Pty Ltd reference 52785/107746 Revision 1, dated 5 July 2018.

<sup>2</sup> JBS&G (2019) *Altis Property Group & Frasers Property Mamre Road, Kemps Creek Environmental Site Assessment 657-703, 707-711, 707A, 713-755 & 757-769 Mamre Road, Kemps Creek, NSW, 2178*. JBS&G Australia Pty Ltd reference 54963/120704 Revision 0, dated 27 February 2019.

<sup>3</sup> JBS&G (2020b) *Commercial Due Diligence – 657-703, 707-711, 707A, 713-755 and 757-769 Mamre Road Kemps Creek NSW*. JBS&G Australia Pty Ltd reference 59142-131483 Revision 0, dated 15 July 2020.

environmental site assessment (ESA), otherwise known as a detailed site investigation (DSI) which concluded that the broader development site was considered suitable, from a land contamination perspective, for the proposed commercial/industrial development.

The broader development site has been subject to a program of earthworks since preparation of JBS&G (2018, 2019 and 2020b). An unexpected finds protocol (UFP) and an imported fill protocol (IFP) exist for the site, as documented in JBS&G (2020a<sup>4</sup> and 2021<sup>5</sup>).

## 2. Recent Site Condition

To evaluate whether the conclusions of DSI (JBS&G 2019) pertaining to suitability of the site remained valid, JBS&G compared recent aerial imagery (6 October 2021, **Figure 3**) with an historical photograph taken prior to preliminary development works (19 April 2019, **Figure 2**), and also completed a site inspection. Relevant details are provided in **Section 2.1** to **Section 2.3**.

### 2.1 Anecdotal Evidence

Based on a discussion with a representative of the site occupant (Joe Goonan – AWJ Civil), the broader site has been subject to minor earthworks. Intermittent works on the site so far have included the demolition of former agricultural structures (a residence and one shed), tree removal and mulching, and powerline installation. Demolition waste from the building structures have largely been removed from site, including asbestos containing material (ACM) from within the former residence.

Additionally, soil test pits had been excavated within the extent of the site for the purpose of estimating the depth of soil strata. Estimates ranged between 0.1 to 0.7 m of fill, with an average fill depth of 0.35 m across the site. Test pits that were conducted south of the former residence, near a former retaining wall, was observed to have asbestos sheeting within its construction. This was removed offsite with the asbestos sourced from the demolition of the former residence.

No other works were reported to have occurred within the subject site.

### 2.2 Updated Aerial Imagery Review

A comparison of an aerial photograph of the rural residential site as at the time of the DSI (JBS&G 2019) was undertaken with reference to a recent aerial image (6 October 2021) to identify potential changes in the site condition. The following relevant observations were made:

- At the time of the DSI, the site was observed to comprise acreage formerly utilised as a rural residence with livestock grazing. The site was surrounded by properties assessed as part of the DSI, which comprised generally vacant agricultural land; and
- The most recent image (6 October 2021) shows the majority of the site as covered with long grass, and mulch stockpiles (anecdotally understood to have been mulched as part of former tree clearance). Multiple cleared vehicle tracks were observed in the image around the site perimeter, and through the central-eastern portion of the site in an east/west alignment, in the vicinity of the former residence. Smaller vehicle tracks are observable throughout the centre of the site, possibly associated with the mulching of the trees which were recently cleared across the site. The balance of the areas surrounding the site appeared similar to the previous aerial image, noting that demolition of a house and shed structures had occurred. A

<sup>4</sup> JBS&G (2020a) *Imported Fill Protocol 657-769 Mamre Road, Kemps Creek, NSW*. JBS&G Australia Pty Ltd reference 58404 – 129723 Revision A, dated 3 June 2020.

<sup>5</sup> JBS&G (2021) *Unexpected Contamination Procedure 657-769 Mamre Road, Kemps Creek, NSW*. JBS&G Australia Pty Ltd reference 58404 – 129742 Revision 0, dated 26 February 2021.

small white discolouration in the footprint of the former shed structure was observed in the recent imagery, consistent with the observation of plastic wrapped super six asbestos sheets described in **Section 2.3**. Earthworks and preliminary development were evident external to the site to the south.

### 2.3 Site Inspection

A site inspection was undertaken by Gina Pinget on 12 October 2021. The site was observed to be relatively undisturbed since the site inspection conducted as part of the DSI. A photographic log of the site condition as observed in the site inspection is provided as **Attachment 4**. The following observations are provided.

- The property was covered in long grass and sporadic stockpiles of mulch, where trees had recently been cleared;
- The eastern perimeter of the site was now secured by metal fencing with AWJ screening along Mamre Road;
- Vehicle tracks, were present around the site perimeter, and through the central-eastern portion of the site in an east/west alignment, and in the vicinity of the former residence;
- Windrows of stockpiles lined the vehicle tracks. The material was generated during track construction. Windrow materials generally comprised topsoils and underlying natural orange/red clays. No odours, staining, asbestos or other indicators of contamination were observed;
- Test pits were present within the site, as discussed with the site operator (**Section 2.1**). The soil profile was observed to comprise an average of approximately 0.35 m of reworked natural material present on top of residual natural ground;
- A raised mound of soil was present on the central northern portion of the site, observed to be covered in dense vegetation including grass and blackberry bushes. The contents of the mound were not able to be assessed during the inspection. It was considered likely that this mound was representative of typical earthworks undertaken prior to, and reported within, the DSI assessment, comprising reworking of site material;
- Concrete and densely graded base (DGB) were observed in the north-eastern portion of the site on the site surface. No ACM was observed within the material;
- A 1 tonne bag of coarse sand from Nepean Landscape supplies was observed within the north-eastern portion of the site. This was likely unused backfill associated with the recently installed powerlines, as discussed with the site operator (**Section 2.1**). The coarse sand appeared to comprise an imported product and is unlikely to represent a contamination source;
- The footprints of the former residence and the shed were observed to contain minor building and demolition materials of inert nature, including brick, tile, plastic and metal. No odours, staining or asbestos were noted; and
- A wooden pallet with some ACM super six sheeting was observed within the central portion of the site, in the vicinity of a former shed structure. (see **Section 2.2**, a review of Near Map imagery indicates that between April and June of 2021 the shed was disassembled, and the pallet and sheeting was visible from June onwards).

### 3. Conclusions and Recommendations

Based on the outcomes of the assessment, and subject to the limitations in **Attachment 1**, the following conclusions and recommendations are provided:

- Based on the recent site condition assessment undertaken (**Section 2.1, 2.2 and 2.3**), no evidence of gross and/or widespread contamination was identified at the site. The pallet and super six asbestos sheeting observed within the central portion of the site appears to be materials not disposed during the demolition works. It is recommended that the sheeting should be protected from disturbance pending finalisation of the removal of demolition materials. The ACM sheeting should be removed by an appropriately licensed removalist and disposed to a facility licensed to receive asbestos;
- No other observations were made of site conditions which would indicate that the site suitability had been materially altered since preparation of the DSI in 2019;
- The site is considered suitable for the proposed commercial/industrial development, subject to removal of the asbestos sheeting observed onsite; and
- It is recommended that the UFP and IFP are implemented during works to ensure that, upon completion of development works, the site remains suitable for the proposed commercial/industrial development.

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email [gpinget@jbsg.com.au](mailto:gpinget@jbsg.com.au).

Yours sincerely:



Gina Pinget  
Environmental Consultant  
**JBS&G Australia Pty Ltd**

Reviewed/Approved by:



Seth Molinari (CEnvP SC)  
Principal, Contaminated Land  
**JBS&G Australia Pty Ltd**

#### Attachments

- 1) Limitations
- 2) Figures
- 3) Proposed Development Layout
- 4) Photographic Log

## **Attachment 1 – Limitations**

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

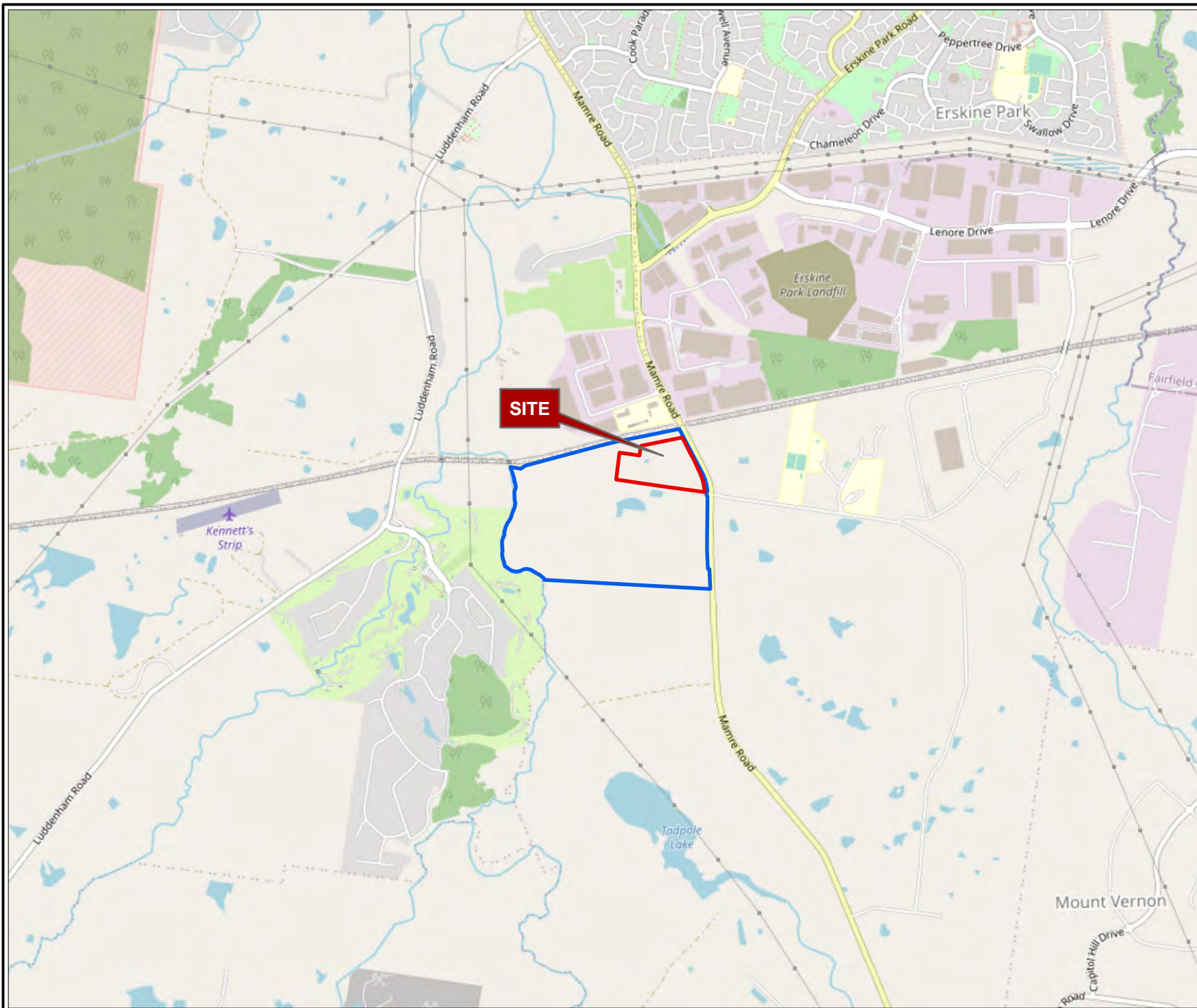
Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

**Attachment 2 – Figures**





#### Legend

- ▭ Approximate Site Boundary
- ▭ Approximate Boundary of Broad Development Site



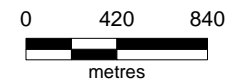
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Client: Frasers Property Australia

Version: L01 Rev A      Date 8/10/2021

Drawn By: RF      Checked By: GP

Scale 1:35,000



Coord. Sys. GDA 1994 MGA Zone 56

**Industrial Facility**  
**Kemps Creek Industrial Community**  
**Mamre Road,**  
**Kemps Creek NSW**

**SITE LOCATION**

**FIGURE 1**





Approximate Site Coordinates		
ID	Easting	Northing
1	294044.229	6254596.842
2	294179.232	6254577.882
3	294188.361	6254642.184
4	294465.063	6254698.045
5	294548.616	6254540.717
6	294590.738	6254449.276
7	294604.898	6254408.432
8	294617.684	6254331.795
9	294021.910	6254416.337

**Legend**

- Approximate Boundary of Broad Development Site
- Approximate Site Boundary
- NSW Cadastre (DFSI, 2021)

Job No: 61640

Client: Frasers Property Australia

Version: L01 Rev A	Date 8/10/2021
Drawn By: RF	Checked By: GP

Scale 1:3,750

Coord. Sys. GDA 1994 MGA Zone 56

**Industrial Facility**  
**Kemps Creek Industrial Community**  
**Mamre Road,**  
**Kemps Creek NSW**

**PREVIOUS SITE LAYOUT**  
**(APRIL 2019)**

**FIGURE 2**





#### Legend

- Approximate Boundary of Broad Development Site
- Approximate Site Boundary
- NSW Cadastre (DFSI, 2021)
- ACM Super 6 Sheeting Observed



Job No: 61174

Client: Frasers Property Australia

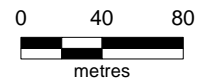
Version: L01 Rev A

Date 13/10/2021

Drawn By: RF

Checked By: GP

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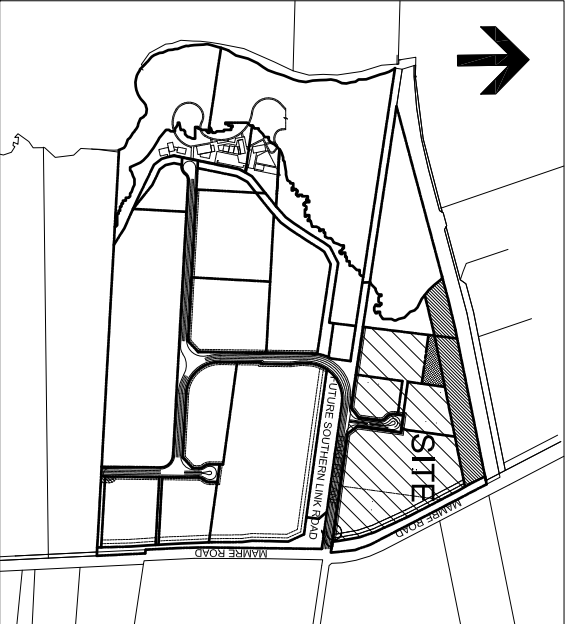
**Industrial Facility**  
Kemps Creek Industrial Community  
Mamre Road,  
Kemps Creek NSW

**CURRENT SITE LAYOUT**  
(OCTOBER 2021)

**FIGURE 3**



**Attachment 3 – Proposed Development Layout**

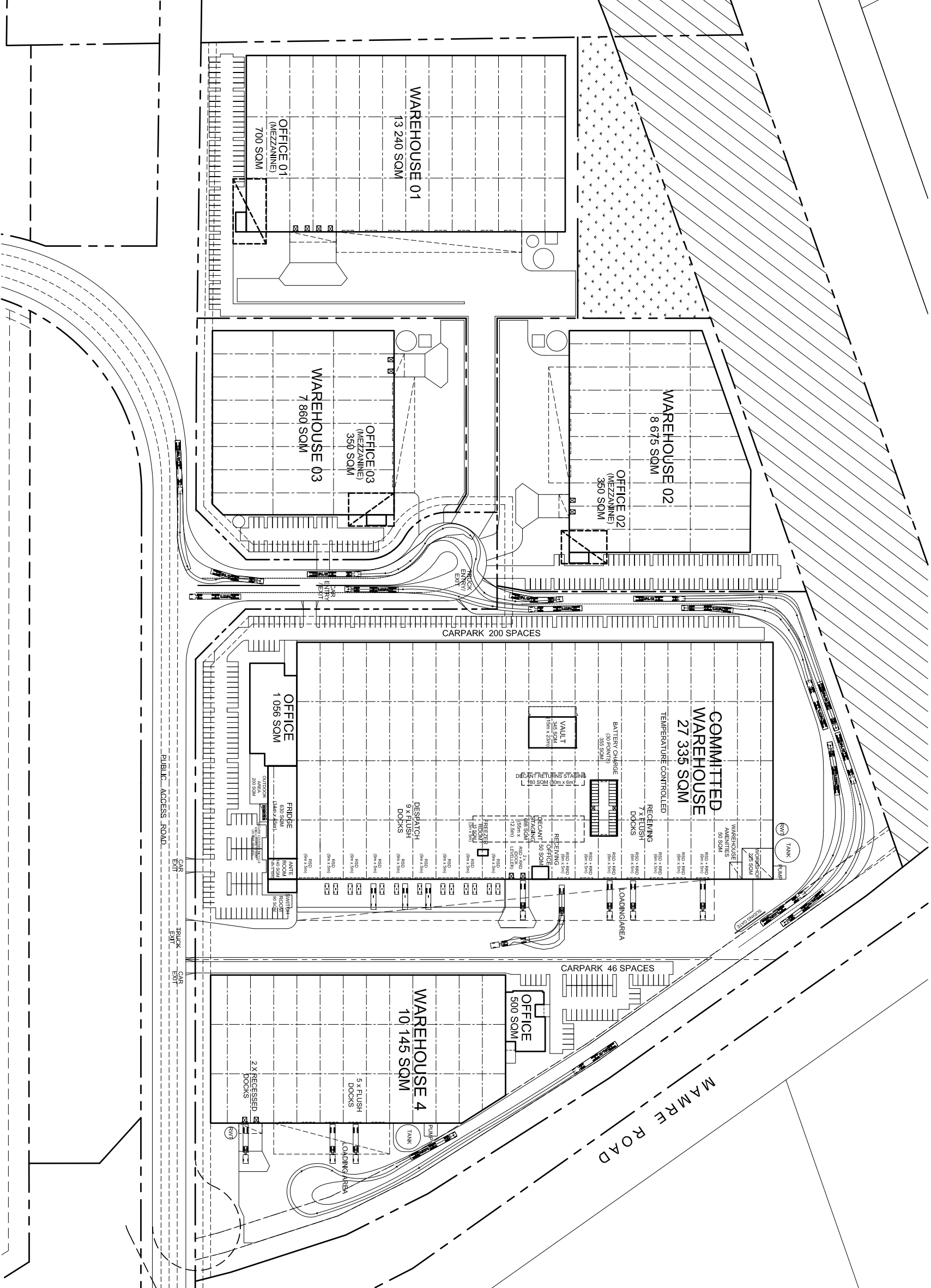


LOCATION PLAN

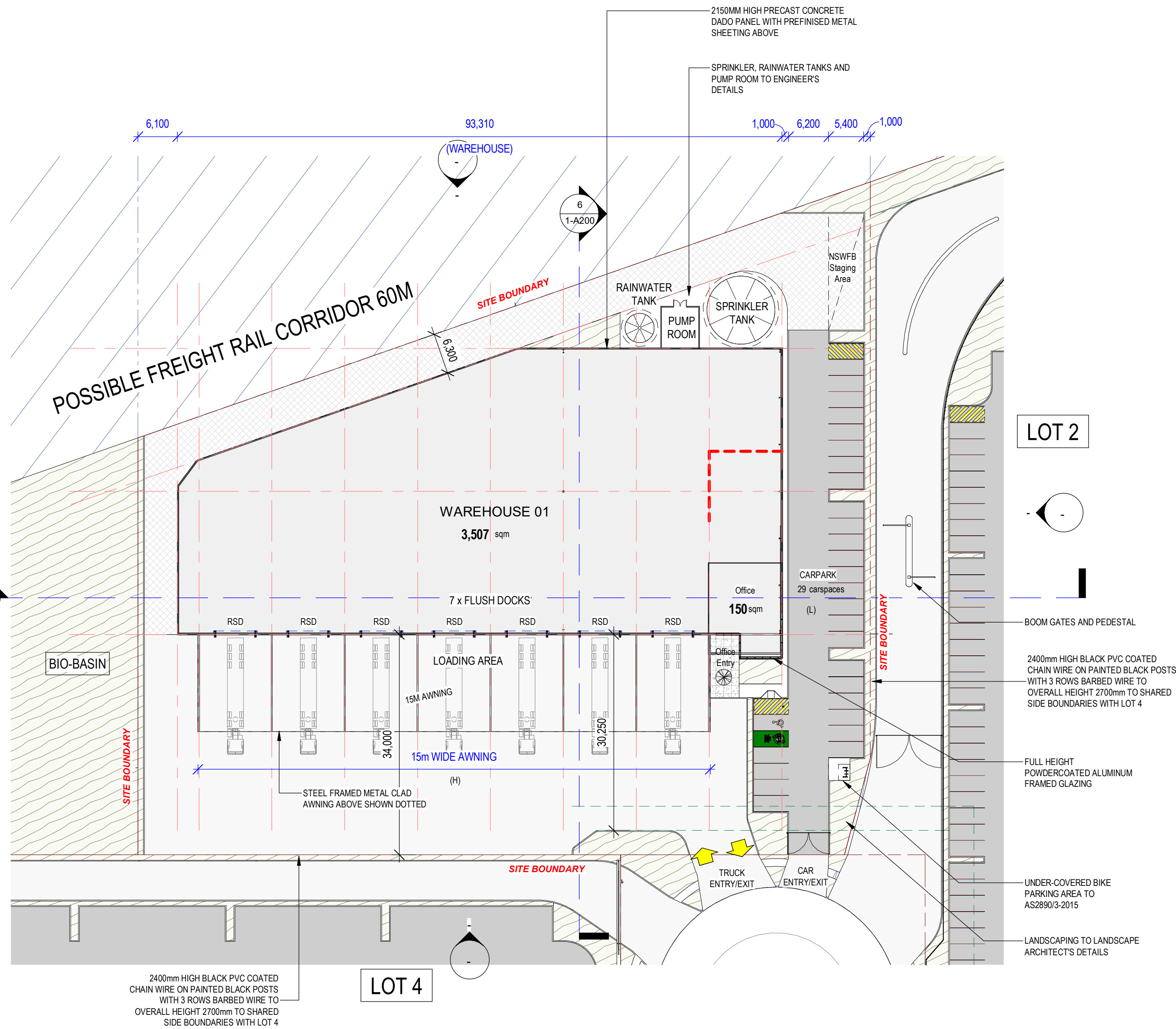
DEVELOPMENT AREAS

TOTAL SITE AREA	143230 SQM
ACCESS ROAD	5623 SQM
TOTAL DEVELOPABLE AREA	137607 SQM
WAREHOUSE 01	13240 SQM
OFFICE 01	700 SQM
WAREHOUSE 02	8675 SQM
OFFICE 02	350 SQM
WAREHOUSE 03	7860 SQM
OFFICE 03	350 SQM
COMMITTED WAREHOUSE	27335 SQM
OFFICE	1056 SQM
WAREHOUSE 04	10145 SQM
OFFICE 04	500 SQM
TOTAL BUILDING AREA	70211 SQM

EFFICIENCY 51.0%







LOT-1 DEVELOPMENT TABLE	
SITE AREA	9,473 sqm
EFFICIENCY	38.6 %
WAREHOUSE	3,507 sqm
OFFICE	150 sqm
TOTAL BUILDING AREA	3,657 sqm
CAR PARKING PROVIDED	29
AWNING (15m )	850 sqm
HEAVY DUTY PAVEMENT (H)	3,048 sqm
LIGHT DUTY PAVEMENT (L)	921 sqm

LOT-1 Car Parking Schedule		
Type	Description	Spaces
PK-CP1	PK-CP1-5.4 x 2.5m - 90 deg (Disable)	1
PK-CP2	PK-CP2-5.4 x 2.5m - 90 deg	27
PK-CP EV	PK-CP EV Charging Bay	1
Grand total		29

1 Site Facilities Plan (Lot 1)  
1-A2000 1:500 @B1

FOR CO-ORDINATION

15/10/2024 1:45:52 PM BIM 360://Lot 1-Kemps Creek/Lot 1-Kemps Creek.rvt



FRASERS PROPERTY GROUP  
LEVEL 3, 10 Homebush Bay Drive  
RHODES NSW 1670  
T 02 9167 2000



PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER 210811

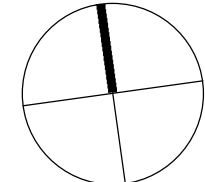
Rev	Description	Date
P1	Draft SSDA issue for coordination.	15.10.21

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nominated architect: KOK HONG LAU  
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DRAWING TITLE  
Lot 1 - Site Facility Plan & Office Floor  
Plans  
DRAWING NUMBER  
210811 - SSDA-1-A100 -  
P1

DRAWN  
Author  
CHK  
HL  
ISSUE

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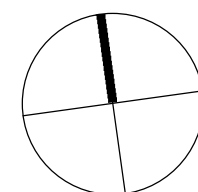


PROJECT  
PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS  
PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER  
210811

Rev	Description	Date
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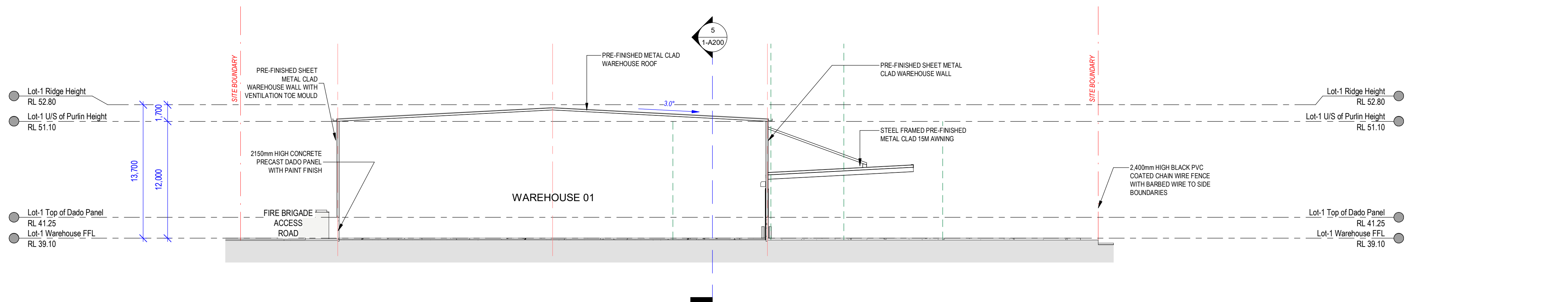
HL Architects Pty Ltd A.C.N. 161 638 320  
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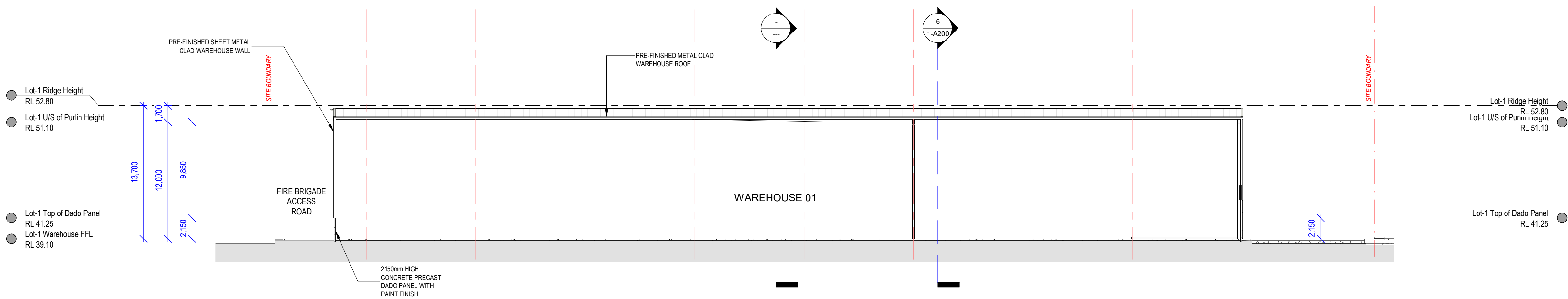
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DRAWING NUMBER  
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Author  
CHK  
HL  
ISSUE

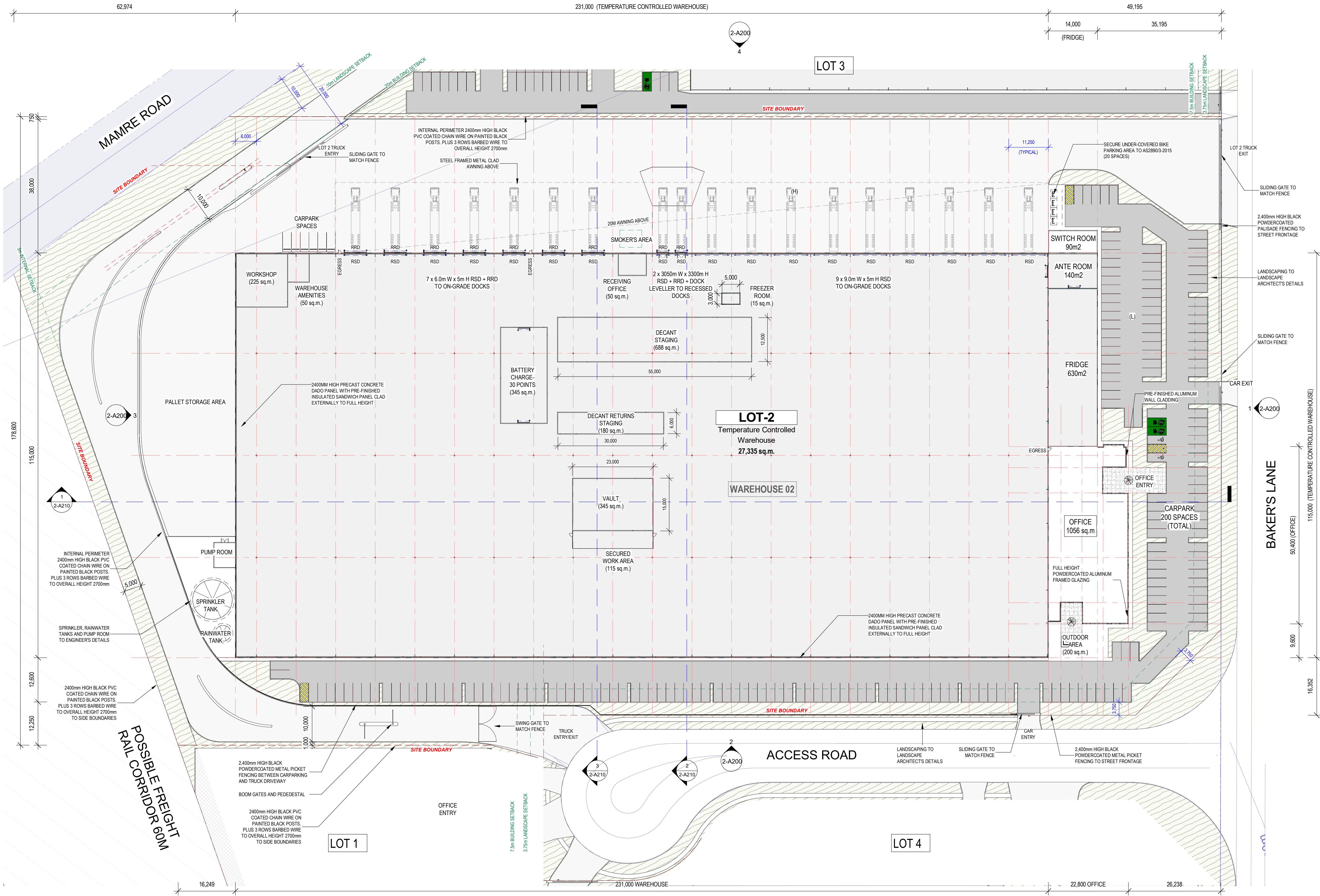


6 Cross Section (Lot 1)  
1-A100 1:250 @B1



5 Longitudinal Section (Lot 1)  
1-A100 1:250 @B1





LOT-2 DEVELOPMENT TABLE	
SITE AREA	54,911 sqm
EFFICIENCY	51.7%
WAREHOUSE	27,335 sq.m.
Includes	
Aisle Room 140 sq.m.	
Fridge 630 sq.m.	
Vault 345 sq.m.	
Freezer Room 15 sq.m.	
Decanting Area 688 sq.m.	
Decanting Returns Area 180 sq.m.	
Battery Charge 355 sq.m.	
Receiving Office 50 sq.m.	
Workshop 225 sq.m.	
Warehouse Amenities 50 sq.m.	
MAIN OFFICE	1,056 sqm
TOTAL BUILDING AREA	28,391 sqm
CAR PARKING PROVIDED	200 Spaces
20M AWNING	4,060 sqm
HEAVY DUTY PAVEMENT (H)	15,360 sqm
LIGHT DUTY PAVEMENT (L)	5,730 sqm

LOT-2 Car Parking Schedule		
Type	Description	Spaces
PK-CP1	PK-CP1-5.4 x 2.5m - 90 deg (Disable)	2
PK-CP2	PK-CP2-5.4 x 2.5m - 90 deg	196
PK-CP EV	PK-CP EV Charging Bay	2
Grand total		200

1 Site Facilities Plan (Lot2)  
2-A200 1: 500 @B1

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RHODES NSW 1670  
T 02 9167 2000

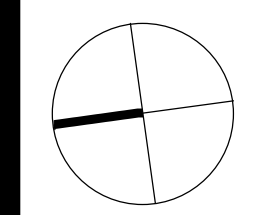


PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER 210811

Rev	Description	Date
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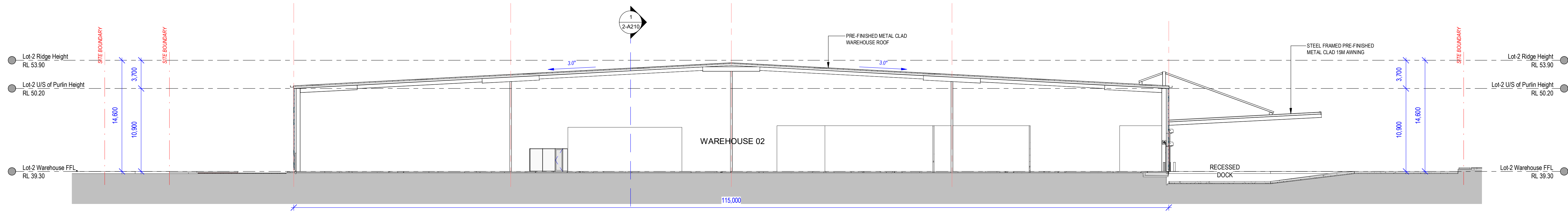
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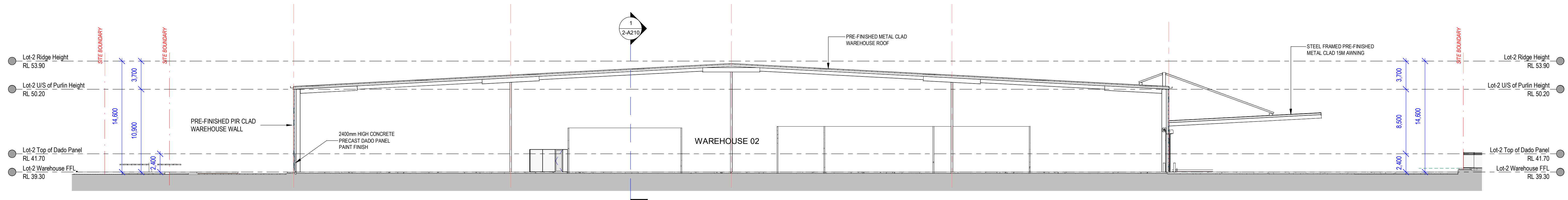
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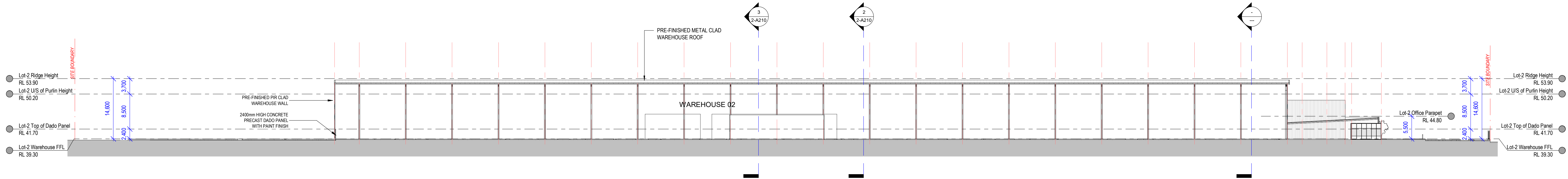
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3 Cross Section 2 (Lot 2-SYMBION)

2-A100 1: 250 @B1

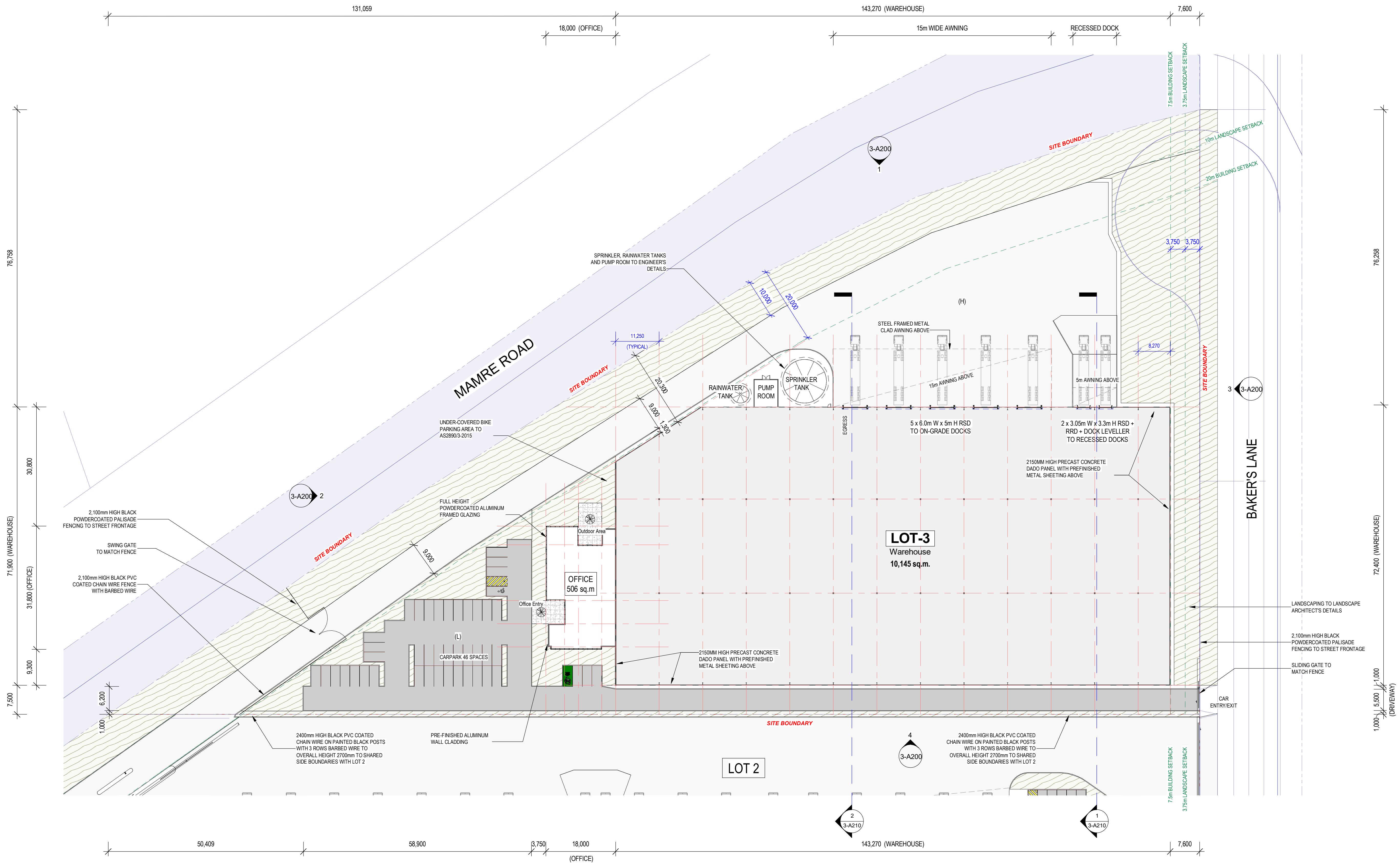


1 Longitudinal Section (Lot 2-SYMBION)

2-A100 1: 400 @B1

LOT-3 DEVELOPMENT TABLE		
SITE AREA	25,403 sqm	
EFFICIENCY	41.9 %	
WAREHOUSE	10,145 sq.m.	
OFFICE (1-LEVEL)	506 sqm	
TOTAL BUILDING AREA	10,651 sqm	
CAR PARKING PROVIDED	46 Spaces	
AWNING (15M )	850 sqm	
AWNING (5M )	58 sqm	
HEAVY DUTY PAVEMENT ( H )	5,262 sqm	
LIGHT DUTY PAVEMENT ( L )	2,462 sqm	

LOT-3 Car Parking Schedule		
Type	Description	Spaces
PK-CP1	PK-CP1-5.4 x 2.5m - 90 deg (Disable)	1
PK-CP2	PK-CP2-5.4 x 2.5m - 90 deg	44
PK-CP EV	PK-CP EV Charging Bay	1
Grand total		46



1 Site Facilities Plan (Lot3)  
3-A200 / 1:500 @B1

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RHODES NSW 1670  
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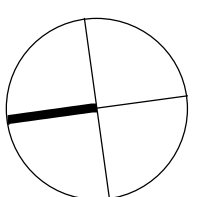


PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
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ADDRESS PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
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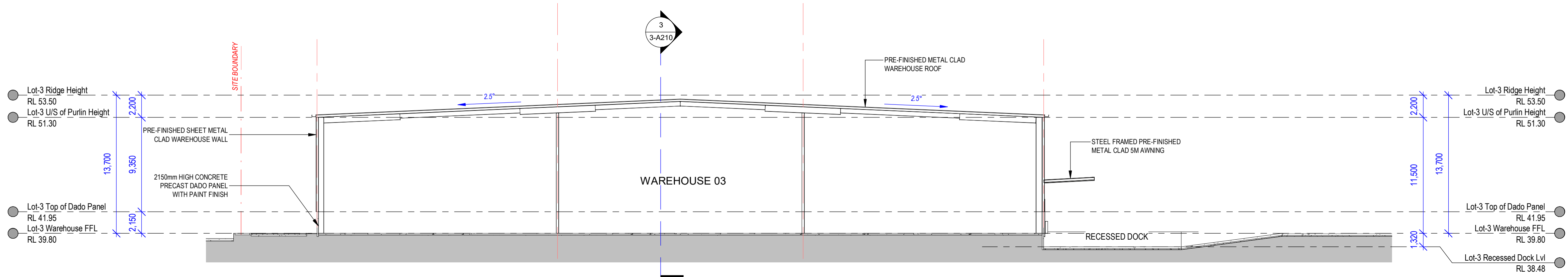
HL Architects Pty Ltd A.C.N. 161 638 320  
nominated architect: KOK HONG LAU  
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a Suite 53, 9 George St, North Strathfield NSW 2137



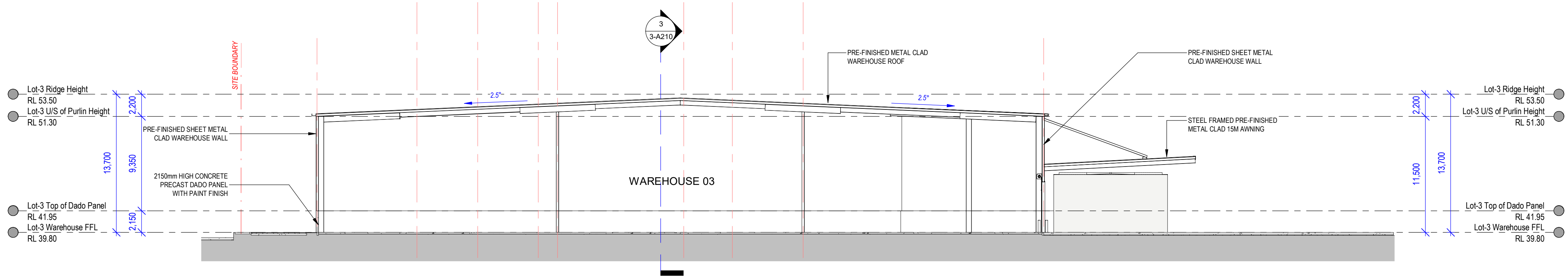
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Lot 3 - Site & Facility Plan  
DRAWING NUMBER  
210811 - SSDA-3-A100 -

Author  
HL  
ISSUE  
P1

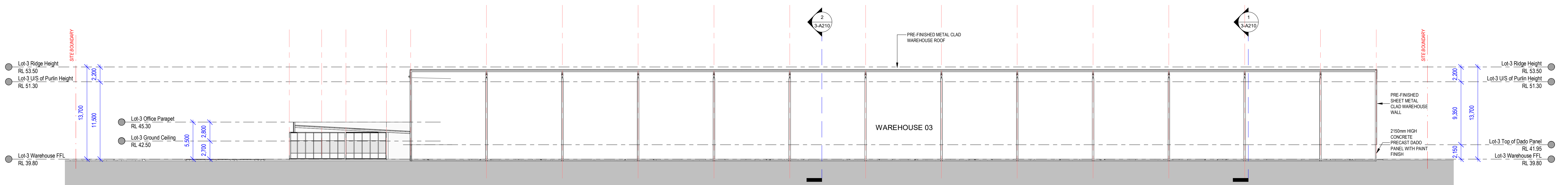




**1 Section 1 (Lot-3 Recessed Dock)**  
2-A200 1:250 @B1



**2 Section 2 (Lot-3 Flushed Dock)**  
2-A200 1:250 @B1



**3 Longitudinal Section (Lot-3)**  
3-A200 1:250 @B1

19/10/2021 2:25:11 PM BIM 360://Lot 1-4 Kemp Creek/Lot 1-4 Kemp Creek.rvt



FRASERS PROPERTY GROUP  
LEVEL 3, 10 Homebush Bay Drive  
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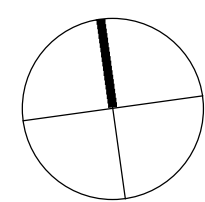


PROJECT  
PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS  
PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER  
210811

Rev	Description	Date
P1	Draft SSDA issue for coordination.	15.10.21

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Lot 3 - Warehouse Sections  
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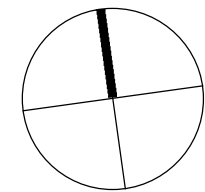


PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER 210811

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DRAWING TITLE  
Lot 4 - Site & Facility Plan

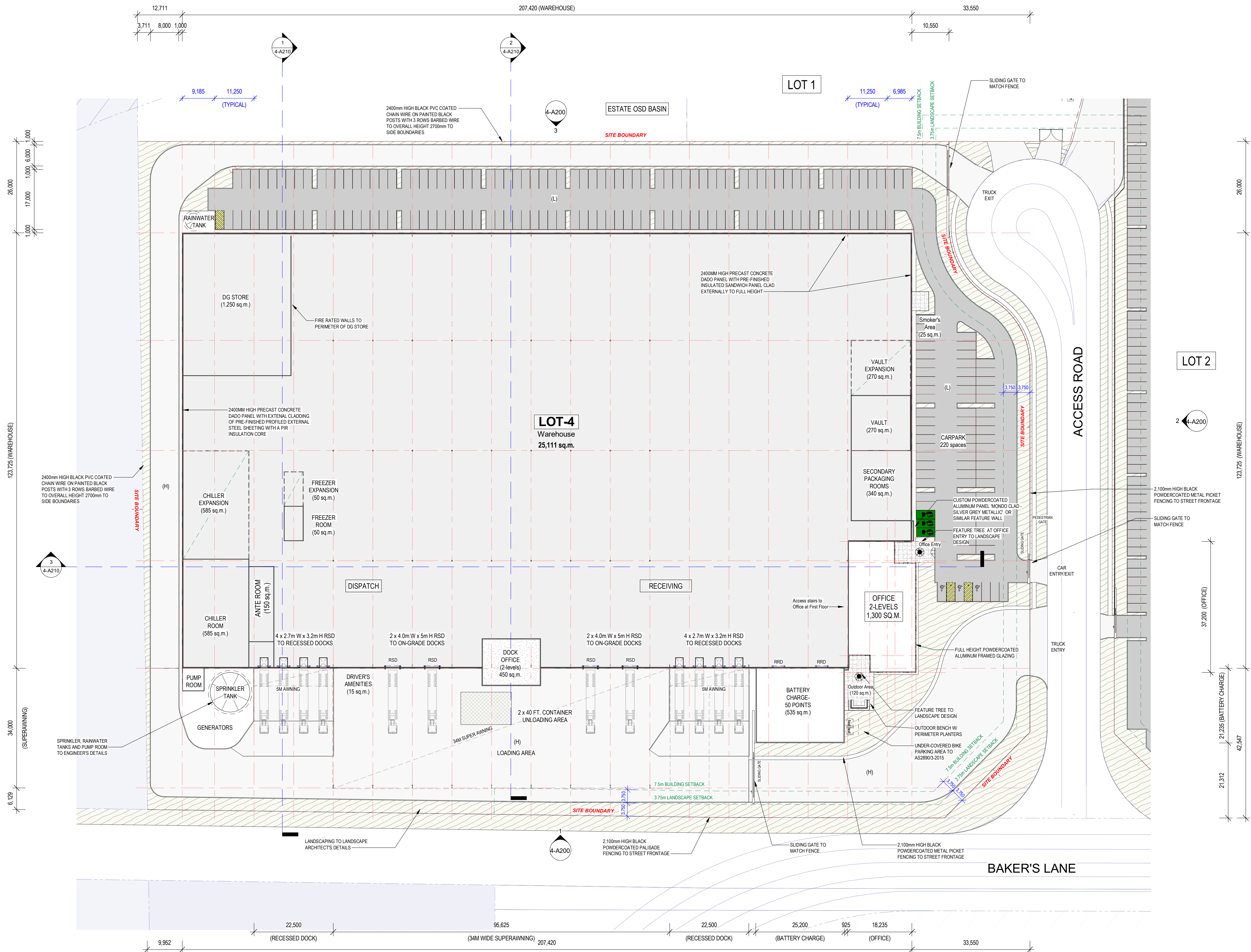
DRAWING NUMBER  
210811 - SSDA-4-A100 -

DRAWN  
Author  
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P1

## 1 Site Facilities Plan (Lot4)

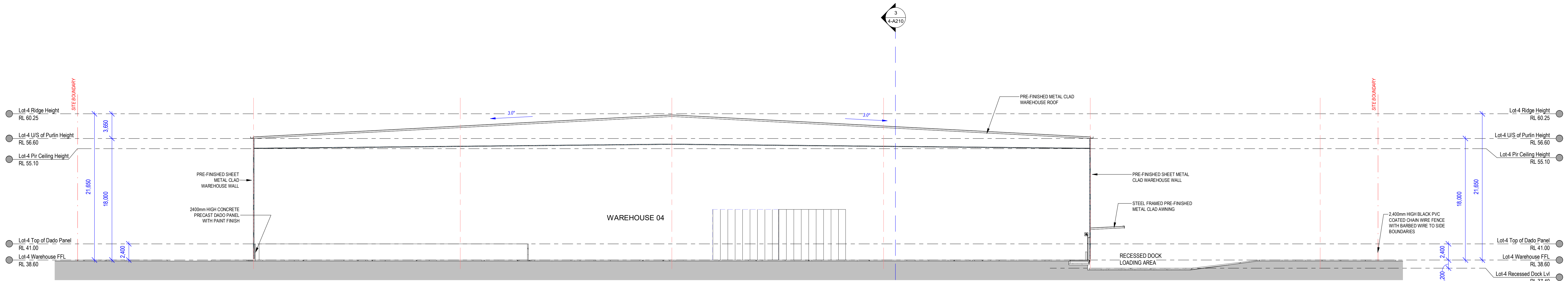
MS-A010 1:500 @B1



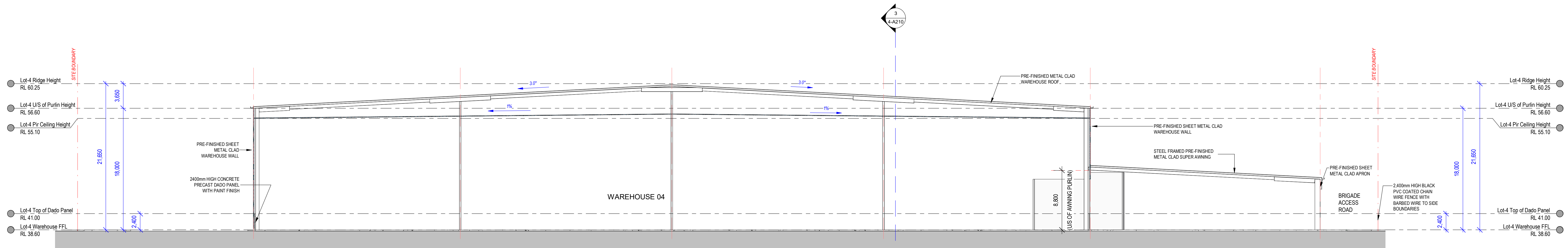
LOT-4 DEVELOPMENT TABLE	
SITE AREA	46,979 sqm
EFFICIENCY	57.3 %
WAREHOUSE	25,111 sq.m.
Includes:	
Vault 270 sqm + Expansion 270 sqm	
Chiller 585 sqm + Expansion 585 sqm	
Freezer 50 sqm + Expansion 50 sqm	
Ante Room 150 sqm	
Secondary Packaging Room 340 sqm	
Dangerous Goods Store 1,250 sqm	
Dock Office (2-Levels) 450 sqm	
Driver's Amenities 15 sqm	
OFFICE (2-Levels)	1,300 sqm
BATTERY CHARGE	535 sqm
TOTAL BUILDING AREA	26,946 sqm
CAR PARKING PROVIDED	220 Spaces
SUPERAWNING (34M)	3,290 sqm
AWNING (5M)	230 sqm
HEAVY DUTY PAVEMENT (H)	10,570 sqm
LIGHT DUTY PAVEMENT (L)	5,560 sqm

LOT-4 Car Parking Schedule		
Type	Description	Spaces
PK-CP1	PK-CP1-5.4 x 2.5m - 90 deg (Disable)	3
PK-CP2	PK-CP2-5.4 x 2.5m - 90 deg	215
PK-CP EV	PK-CP EV Charging Bay	2
Grand total		220

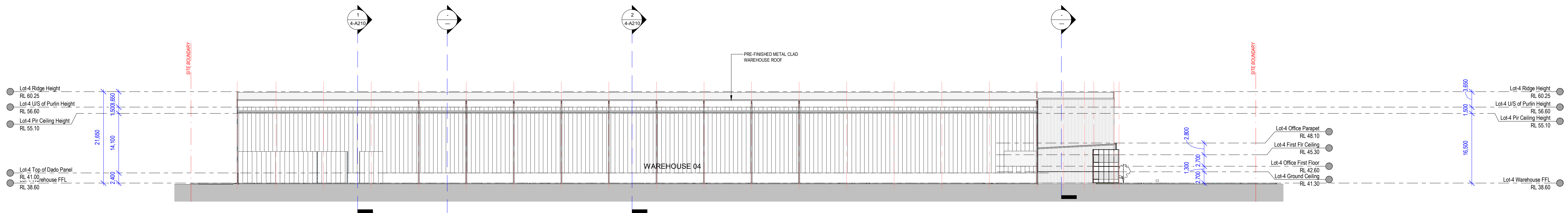




1 Cross Section 1 (Lot-4 Recessed Dock)  
4-A100 1:250 @B1



2 Cross Section 2 ( Lot 4 Super Awning)  
4-A100 1:250 @B1



3 Longitudinal Section (Lot-4)  
2-A200 1:400 @B1

15/10/2021 2:25:28 PM BIM 360/Lot 4-Kemps Creek/Lot 4-Kemps Creek.rvt



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PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER 210811

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Lot 4 - Warehouse Sections  
DRAWING NUMBER  
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# PROPOSED SPECULATIVE WAREHOUSE FACILITY

*Proposed Lot 1-4 of Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 and Lot 22 DP 258414, 657-769 Mamre Road, KEMPS CREEK, NSW 2178*



**1 Location Plan**

FOR CO-ORDINATION

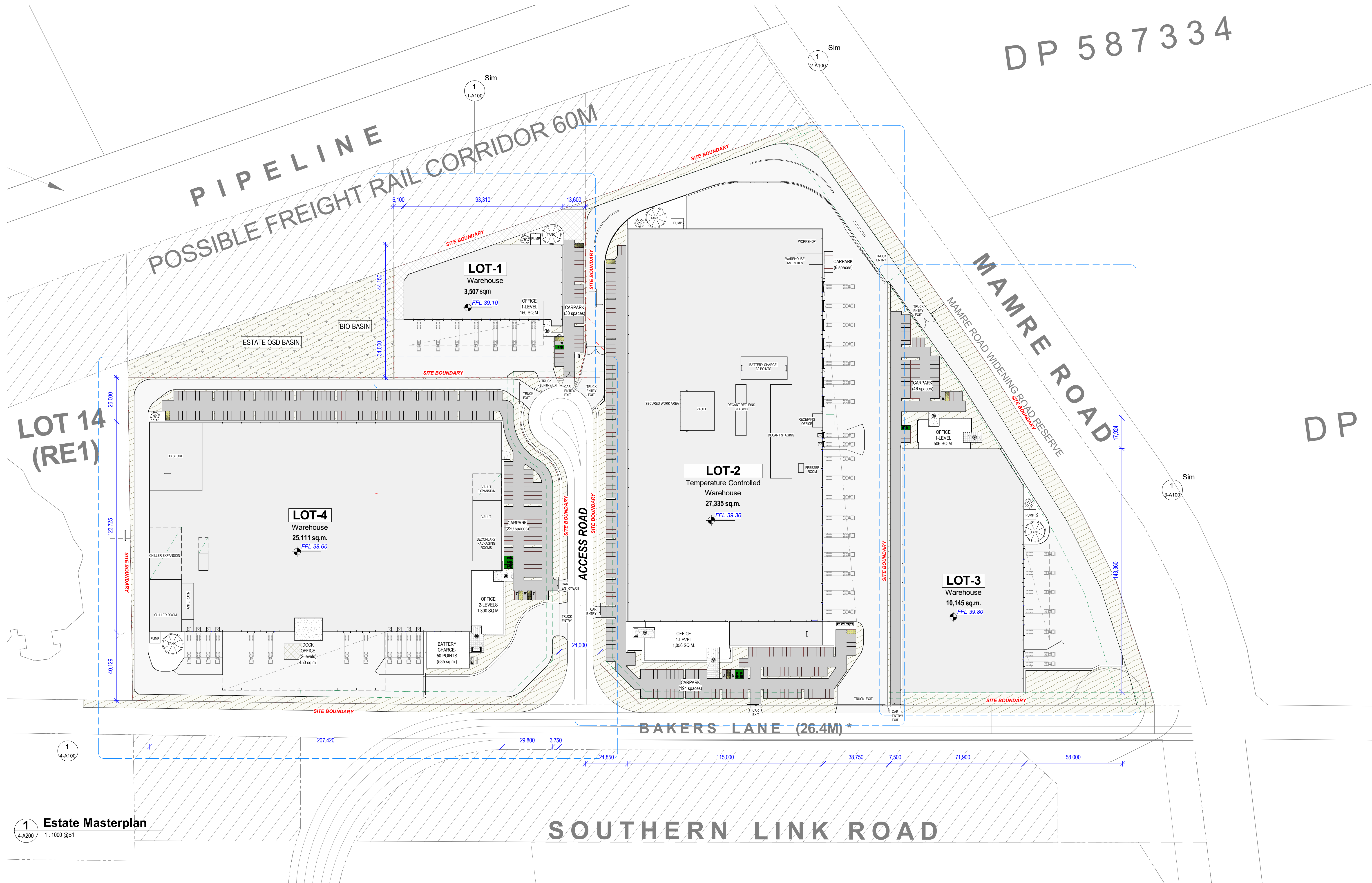


LOT-1 DEVELOPMENT TABLE	
SITE AREA	9,473 sqm
EFFICIENCY	36.8%
WAREHOUSE	3,507 sqm
OFFICE	150 sqm
TOTAL BUILDING AREA	3,657 sqm
CAR PARKING PROVIDED	29
AWNING (15M )	650 sqm
HEAVY DUTY PAVEMENT (H)	3,048 sqm
LIGHT DUTY PAVEMENT (L)	921 sqm

LOT-2 DEVELOPMENT TABLE	
SITE AREA	54,811 sqm
EFFICIENCY	51.7%
WAREHOUSE	27,335 sqm
Includes:	
Ante Room 140 sq.m.	
Fridge 630 sq.m.	
Vault 345 sq.m.	
Freezer Room 15 sq.m.	
Decanting Return Area 1300 sq.m.	
Battery Charge 355 sq.m.	
Receiving Office 50 sq.m.	
Workshop 225 sq.m.	
Warehouse Amenities 50 sq.m.	
MAIN OFFICE	1,056 sqm
TOTAL BUILDING AREA	28,391 sqm
CAR PARKING PROVIDED	200 Spaces
20M AWNING	4,050 sqm
HEAVY DUTY PAVEMENT (H)	15,360 sqm
LIGHT DUTY PAVEMENT (L)	5,730 sqm

LOT-3 DEVELOPMENT TABLE	
SITE AREA	25,403 sqm
EFFICIENCY	41.9 %
WAREHOUSE	10,145 sq.m.
OFFICE (1-LEVEL)	506 sqm
TOTAL BUILDING AREA	10,651 sqm
CAR PARKING PROVIDED	46 Spaces
AWNING (15M )	650 sqm
AWNING (5M )	58 sqm
HEAVY DUTY PAVEMENT (H)	5,262 sqm
LIGHT DUTY PAVEMENT (L)	2,482 sqm

LOT-4 DEVELOPMENT TABLE	
SITE AREA	46,979 sqm
EFFICIENCY	57.3 %
WAREHOUSE	25,111 sq.m.
Includes:	
Vault 270 sqm. + Expansion 270 sqm.	
Chiller 585 sqm. + Expansion 585 sqm.	
Freezer 50 sqm. + Expansion 50 sqm.	
Ante Room 150 sqm.	
Secondary Packaging Room 340 sqm.	
Dangerous Goods Store 1,250 sqm.	
Dock Office (2 Levels) 450 sqm.	
Driver's Amenities 15 sqm.	
OFFICE (2 Levels)	1,300 sqm
BATTERY CHARGE	535 sqm
TOTAL BUILDING AREA	26,946 sqm
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AWNING (5M )	230 sqm
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LIGHT DUTY PAVEMENT (L)	5,580 sqm



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DRAWING NUMBER	210811 - SSDA-MS-A010 -	CHK	HL
		ISSUE	

15/10/2021 1:54:51 PM BM 36010 Lot 14 Kemp Creek Lot 14 Kemp Creek.rvt



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RHODES NSW 1670  
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PROJECT	PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES HUB
ADDRESS	PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD KEMPS CREEK 2178 NSW
PROJECT NUMBER	210811

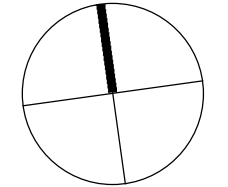
Rev	Description	Date
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**Attachment 4 – Photographic Log**



**1 – NORTHEASTERN CORNER OF SITE, FACING SOUTHWEST.  
METAL FENCING & AWJ SCREENING OBSERVED TO THE LEFT**



**2 – CENTRAL WESTERN BORDER OF SITE, FACING EAST**



**3 – CLEARED VEHICLE ACCESS TRACK TO THE LEFT,  
WINDROW OF ASSOCIATED SOILS TO THE RIGHT AT THE  
CENTRAL EAST OF SITE, FACING SOUTH**



**4 – CLOSE-UP OF IMPORTED COARSE SAND OBSERVED  
NORTHEAST OF THE SITE**



Job No: 61640

Client: Frasers Property Australia

Version: L01 Rev A

Date: 13-10-21

Drawn By: GP

Checked By: SM

Not to Scale

Coord. Sys n/a

**Industrial Facility**  
**Kemps Creek Industrial**  
**Community**  
**Mamre Road,**  
**Kemps Creek NSW**

**ATTACHMENT 4**



**5 – OPEN TEST PIT OBSERVED ONSITE USED TO DETERMINE DEPTH OF FILL**



**6 – MINOR BUILDING AND DEMOLITION WASTE OBSERVED WITHIN THE FOOTPRINT OF THE FORMER RESIDENCE, FACING WEST**



**7 – STOCKPILES OF MULCH OBSERVED TO THE NORTH OF SITE, FACING NORTHEAST**



**8 – PALLET AND SUPER SIX ASBESTOS SHEETING OBSERVED IN VICINITY OF FORMER SHED**



Job No: 61640

Client: Frasers Property Australia

Version: L01 Rev A

Date: 13-10-21

Drawn By: GP

Checked By: SM

Not to Scale

Coord. Sys n/a

**Industrial Facility**  
**Kemps Creek Industrial**  
**Community**  
**Mamre Road,**  
**Kemps Creek NSW**

**ATTACHMENT 4**