

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

Supplementary Site Suitability Assessment – SSD9522 Modification - Symbion Development Site Mamre Road, Kemp's 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 – Section 3
<i>Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA 1998)</i>	Statement of Site Suitability – Section 3

The broader development site, as shown on **Figure 1**, has been subject to contamination investigations as documented in JBS&G (2018¹, 2019² and 2020b³). JBS&G (2019) comprised an

¹ JBS&G (2018) Preliminary Site Investigation 657-703,707-711, 707A, 713-755 & 757-769 Mamre Road Kemp's Creek, NSW 2178. JBS&G Australia Pty Ltd reference 52785/107746 Revision 1, dated 5 July 2018.
² JBS&G (2019) *Altis Property Group & Frasers Property Mamre Road, Kemp's Creek Environmental Site Assessment 657-703, 707-711, 707A, 713-755 & 757-769 Mamre Road, Kemp's Creek, NSW, 2178*. JBS&G Australia Pty Ltd reference 54963/120704 Revision 0, dated 27 February 2019.
³ JBS&G (2020b) *Commercial Due Diligence – 657-703, 707-711, 707A, 713-755 and 757-769 Mamre Road Kemp's 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 (2020a⁴ and 2021⁵).

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

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

⁵ JBS&G (2021) *Unexpected Contamination Procedure 657-769 Mamre Road, Kemp's 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.

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.

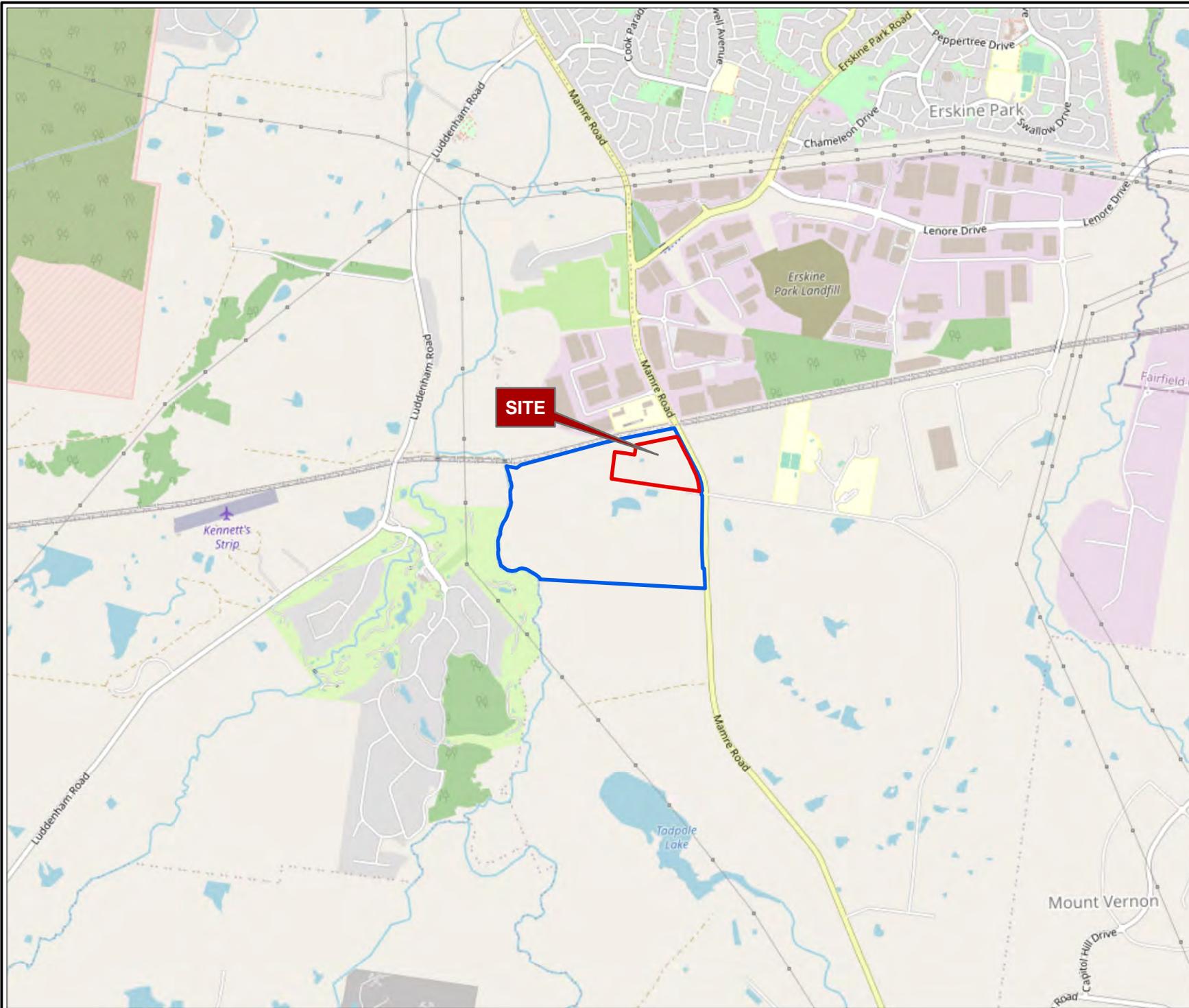
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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

JBS&G

Job No: 61640

Client: Frasers Property Australia

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

Scale 1:35,000 ↑

0 420 840

metres

Coord. Sys. GDA 1994 MGA Zone 56

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

SITE LOCATION

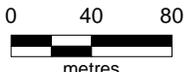
FIGURE 1



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 (DFS, 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



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)
- ACM Super 6 Sheeting Observed



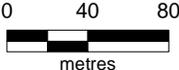
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Client: Frasers Property Australia

Version: L01 Rev A Date 13/10/2021

Drawn By: RF Checked By: GP

Scale 1:3,730 



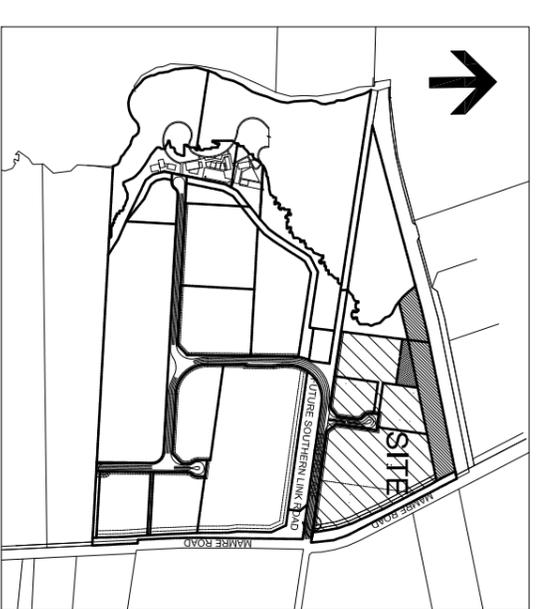
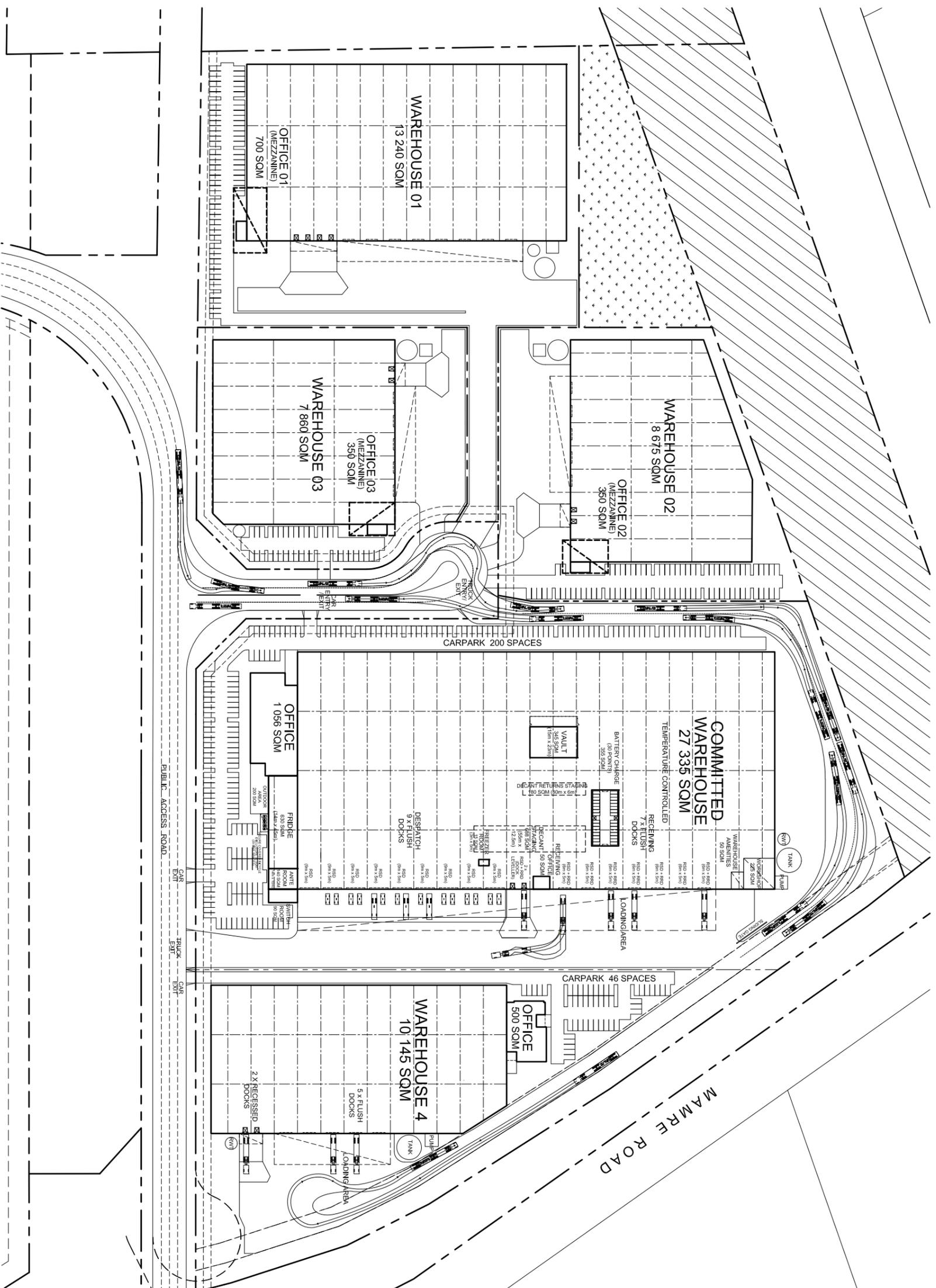
Coord. Sys. GDA 1994 MGA Zone 56

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

CURRENT SITE LAYOUT
(OCTOBER 2021)

FIGURE 3

Attachment 3 – Proposed Development Layout

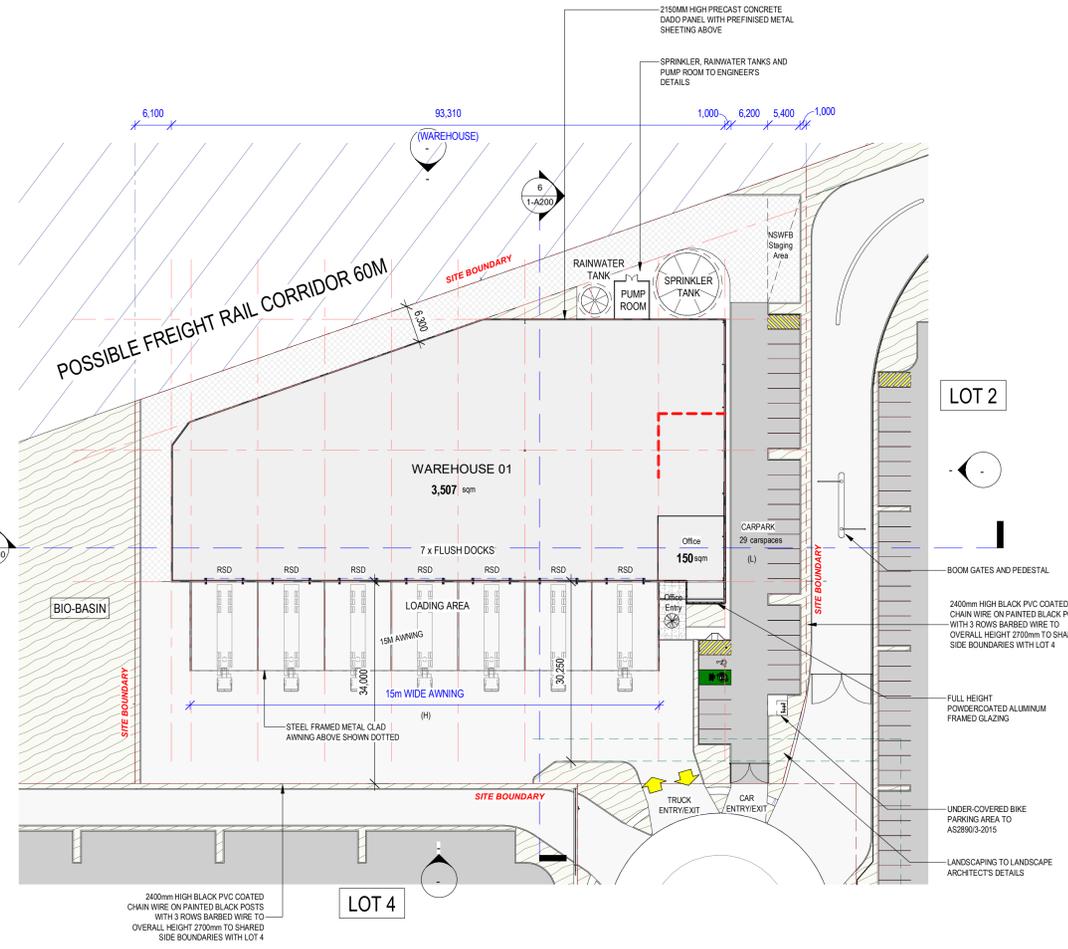


LOCATION PLAN

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

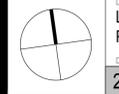
LOT-1 Car Parking Schedule		
Type	Description	Spaces
PK-CP1	PK-CP1-5.4 x 2.5m - 90 deg (Disable)	1
PK-CP2	PK-CP2-5.4 x 2.5m - 90 deg	27
PK-CP EV	PK-CP EV Charging Bay	1
Grand total		29

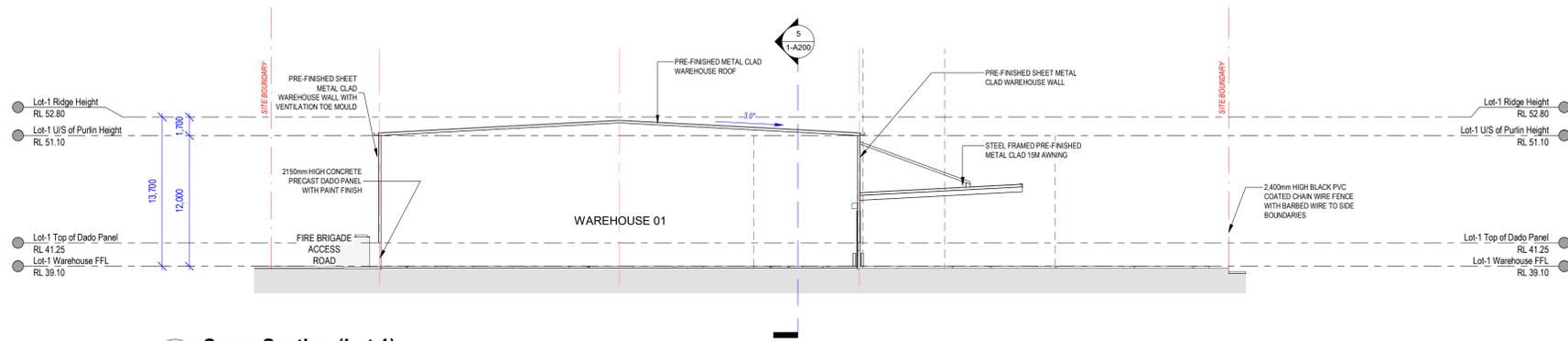
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FOR CO-ORDINATION

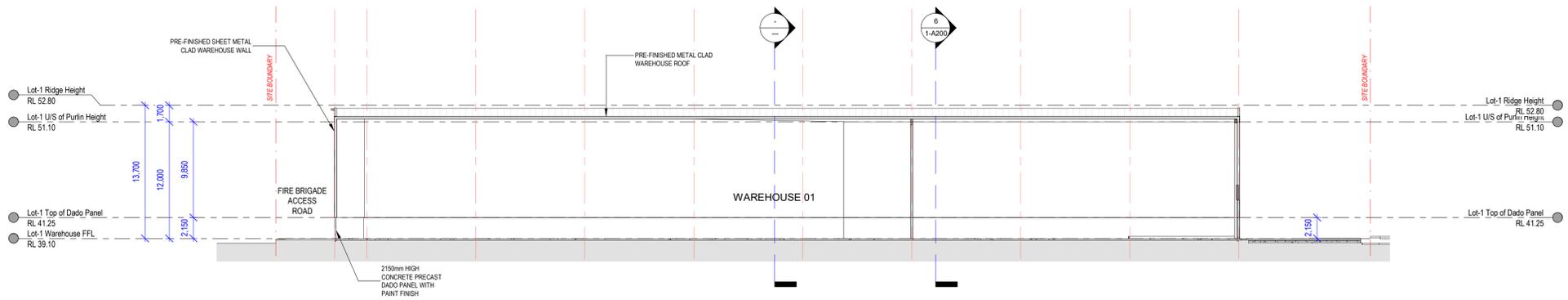
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Rev	Description	Date
P1	Draft SSQA Issue for coordination.	15.10.21





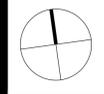
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1-A100 1:250 @B1

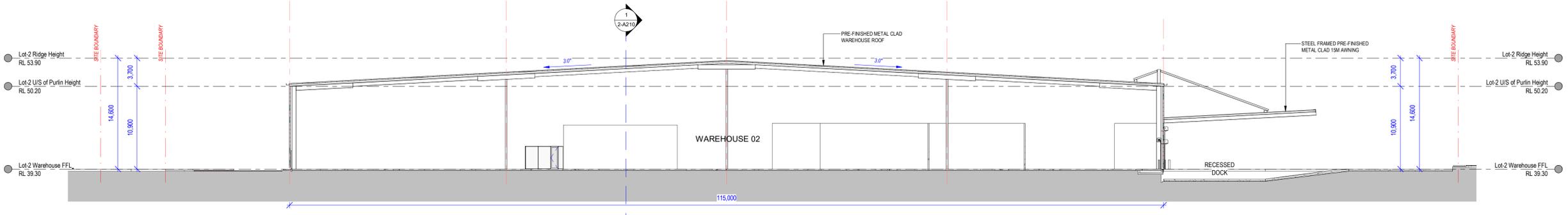


5 Longitudinal Section (Lot 1)
1-A100 1:250 @B1

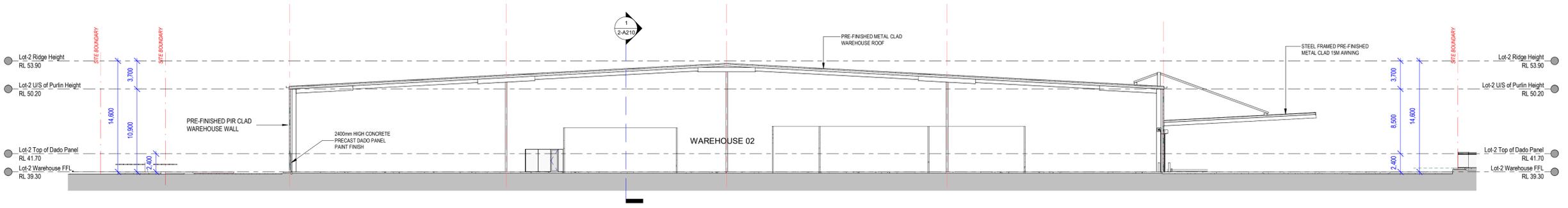
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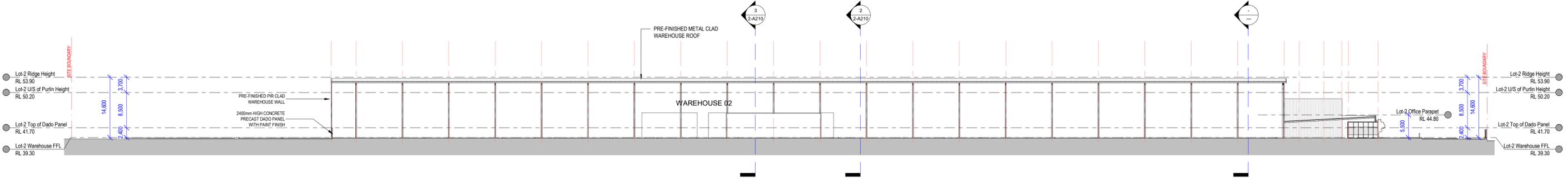




2 Cross Section 1 (Lot-2 SYMBION)
 2-A100 1:250 @B1



3 Cross Section 2 (Lot 2-SYMBION)
 2-A100 1:250 @B1



1 Longitudinal Section (Lot 2-SYMBION)
 2-A100 1:400 @B1

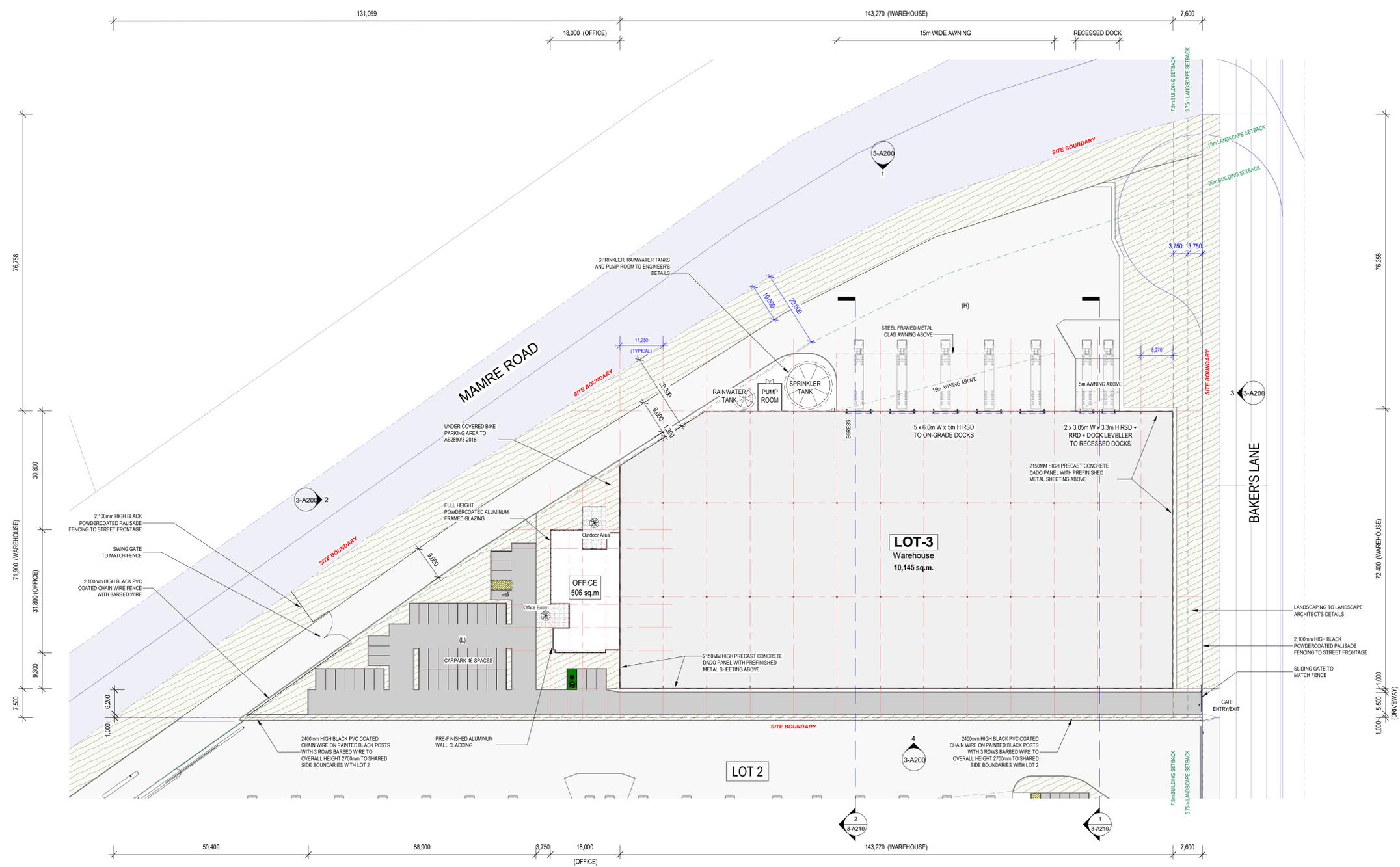
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Rev	Description	Date
P1	Draft SSQA Issue for coordination.	15.10.21



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)	38 sqm
HEAVY DUTY PAVEMENT (H)	5,362 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

FOR CO-ORDINATION

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FRASERS PROPERTY GROUP
LEVEL 3, 10 Homebush Bay Drive
RHODES NSW 1670
T 02 9197 2000

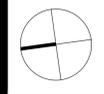


PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES
HUB
ADDRESS PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD
KEMPS CREEK 2178 NSW
PROJECT NUMBER 210811

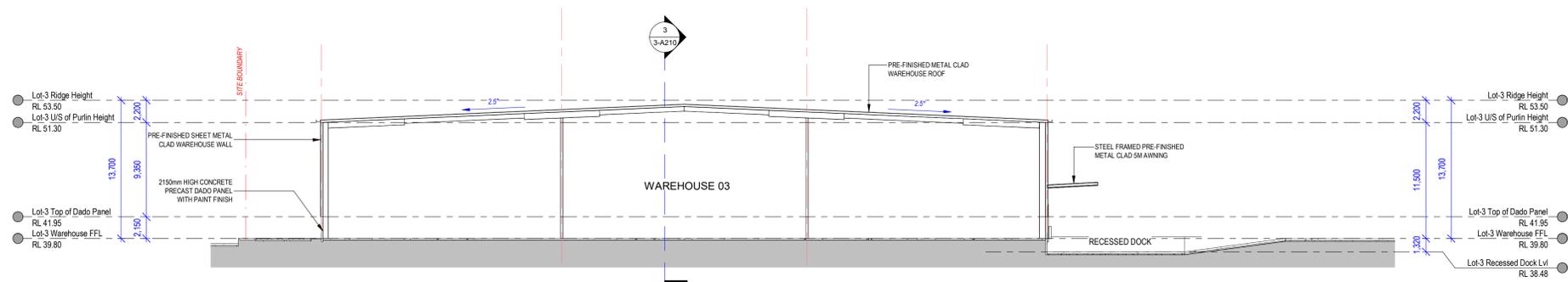
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Incorporated in Australia
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A Suite S3, 9 George St, North Strathfield NSW 2137

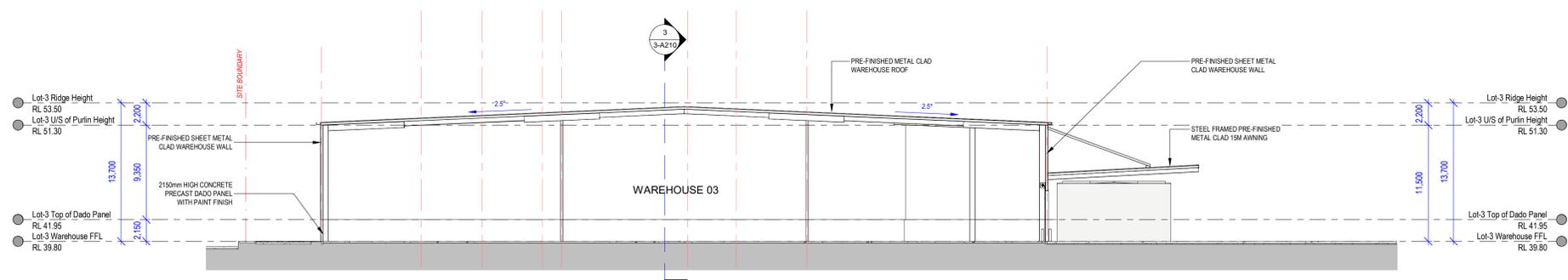


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DRAWING NUMBER 210811 - SSOA-3-A100 -
Author
CHK
HL
ISSUE
P1



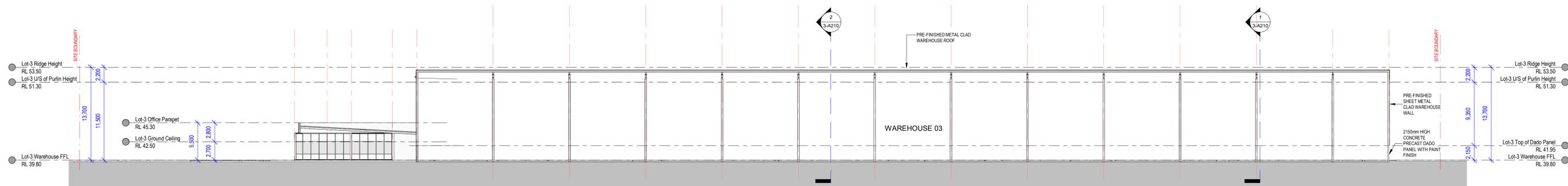
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2-A200 1:250 @B1



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
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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HL Architects Pty Ltd A.C.N. 161 638 320
nominated architect: Koi Hong LAU
(Reg No. NSW #1559, QLD #6020, TAS #1101)
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Suite 51, 9 George St, North Strathfield NSW 2137

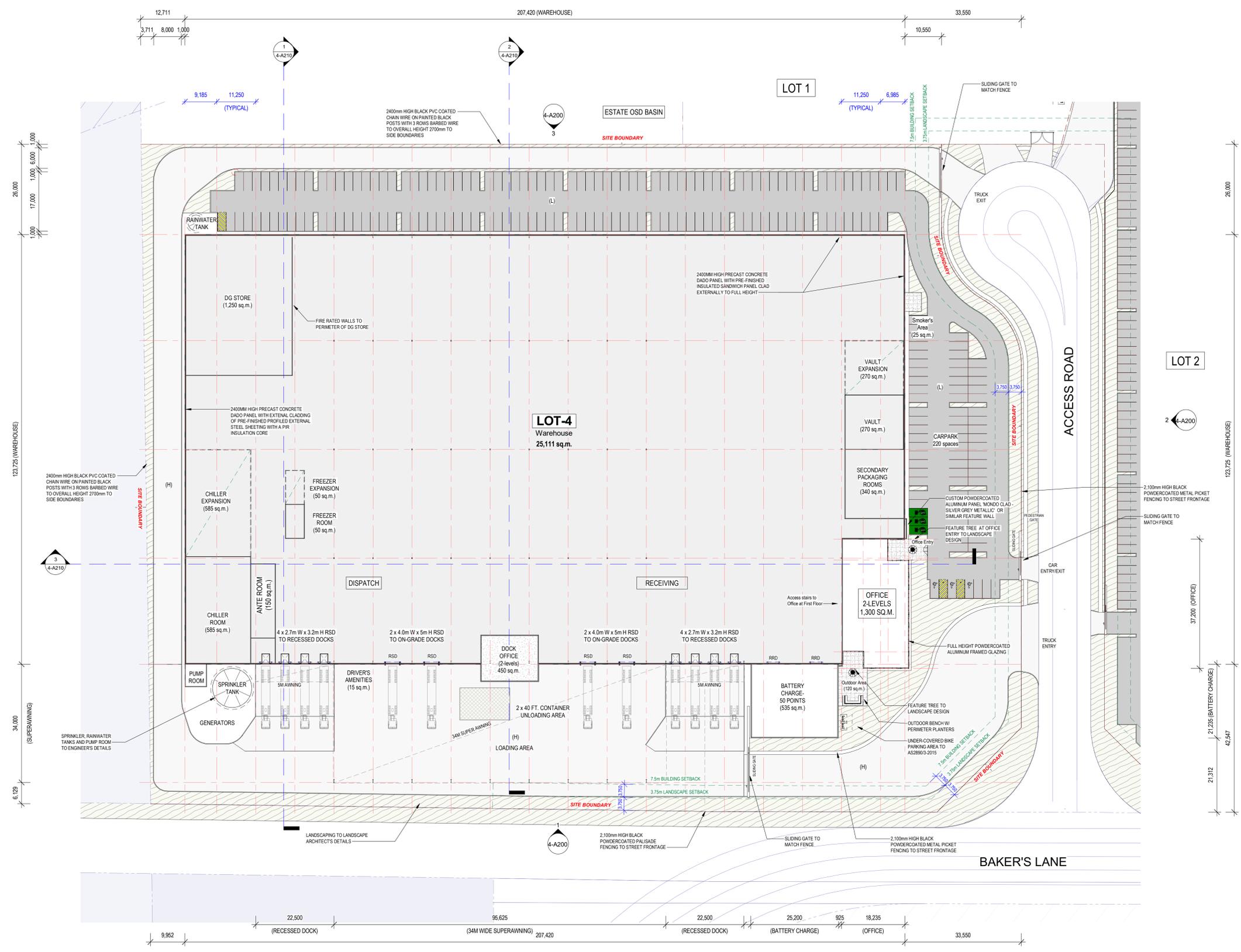


FOR CO-ORDINATION

DRAWING TITLE Lot 3 - Warehouse Sections
DRAWING NUMBER 210811 - SSQA-3-A210 -

DRAWN Author
CHK HL
ISSUE

P1



LOT-4 DEVELOPMENT TABLE	
SITE AREA	46,919 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)	5,580 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 Site Facilities Plan (Lot4)
MS-A010 1:500 @B1

19/10/2021 12:41 PM BIM 360://Lot 4-Kemp Creek/Lot 4-Kemp 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

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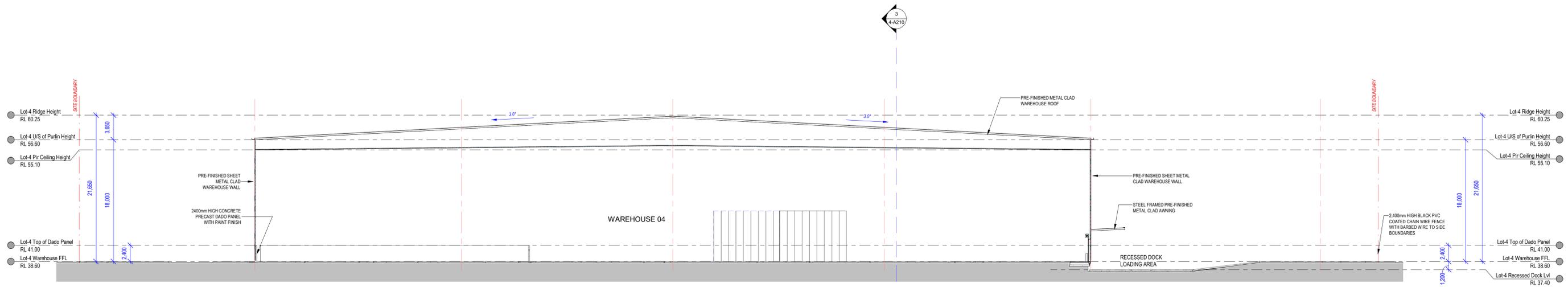
FOR CO-ORDINATION

DRAWING TITLE: Lot 4 - Site & Facility Plan

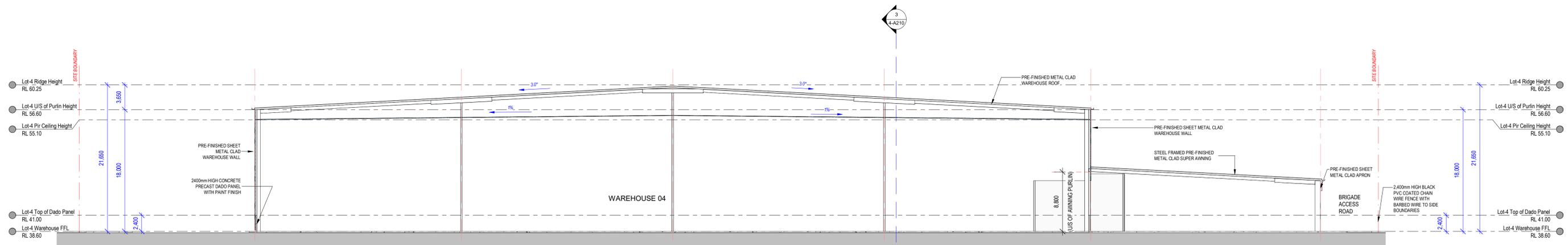
DRAWING NUMBER: 210811 - SSQA-4-A100 -

Drawn: Author
CHK: HL
ISSUE: 01

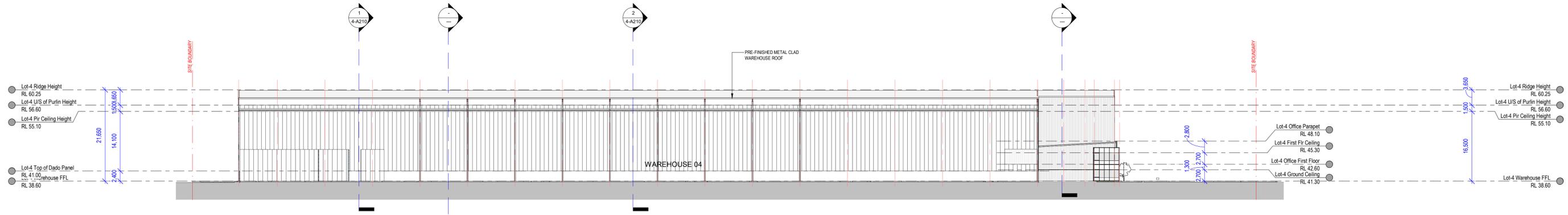
P1



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

Rev	Description	Date
P1	Draft SSQA Issue for coordination.	15.10.21

PROPOSED SEPULCRATIVE 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
4-A200 1:2500 @B1

19/10/2021 15:55:10 PM BML360/Lot 1-4_Kemps_Creek/Lot 1-4_Kemps_Creek.rvt

FRASERS PROPERTY GROUP
LEVEL 3, 10 Homebush Bay Drive
RHODES NSW 1670
T 02 9187 2000

ALTIS
PROPERTY PARTNERS

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 SSQA Issue for coordination.	15.10.21

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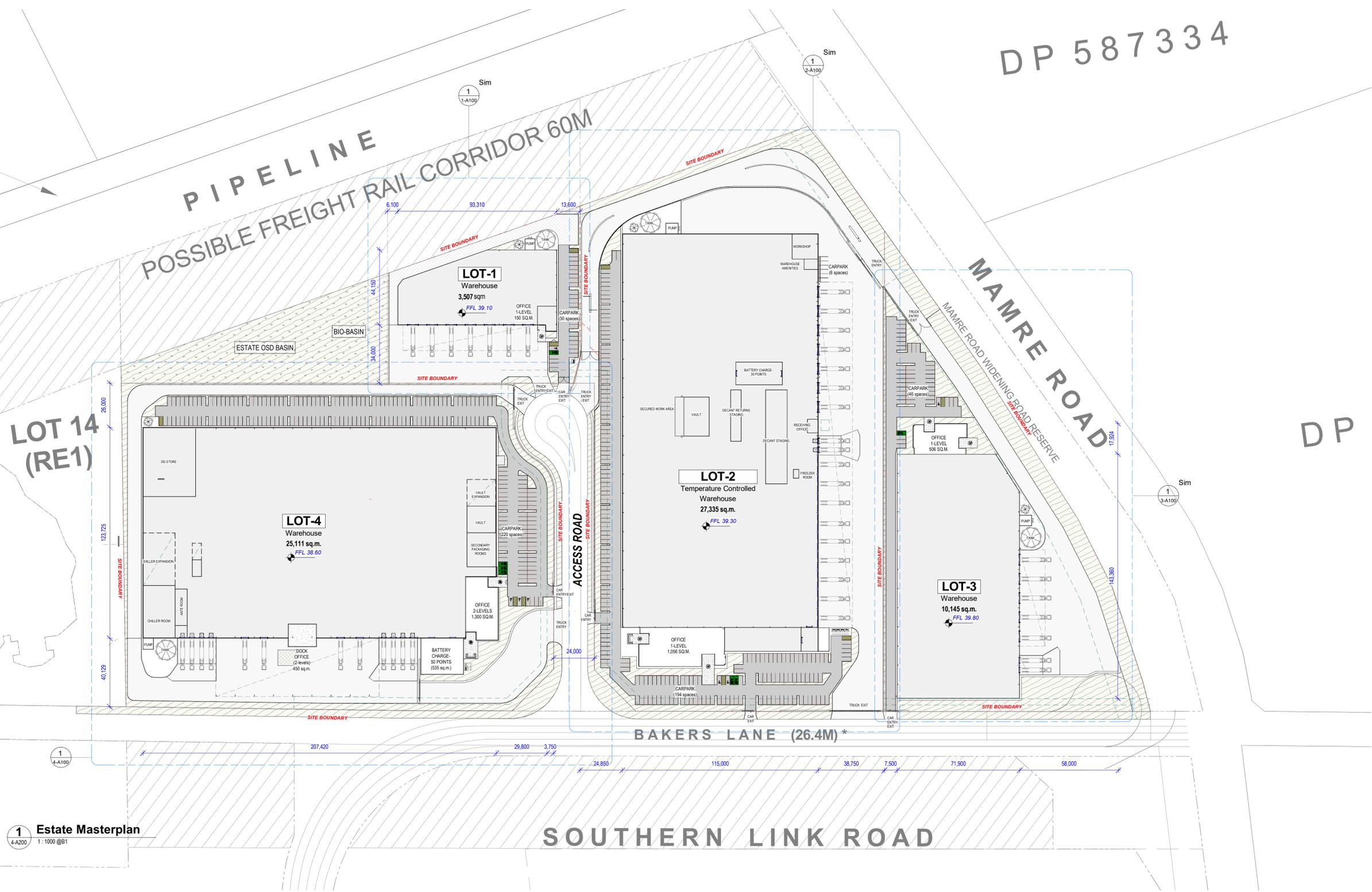
FOR CO-ORDINATION

DRAWING TITLE
Location Plan

DRAWING NUMBER
210811 - SSQA-MS-A000 - P1

DP 587334

DP



LOT-1 DEVELOPMENT TABLE

SITE AREA	9,472 sqm
EFFICIENCY	38.0%
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-2 DEVELOPMENT TABLE

SITE AREA	54,911 sqm
EFFICIENCY	51.7%
WAREHOUSE	27,335 sqm
Includes:	
Arts 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 100 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)	15,260 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)	850 sqm
AWNING (2-LEVEL)	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 sqm
Includes:	
Vault 270 sqm + Expansion 270 sqm	
Chiller 585 sqm + Expansion 585 sqm	
Freezer 50 sqm + Expansion 50 sqm	
Arts Room 150 sqm	
Secondary Packaging Room 240 sqm	
Chargers 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	26,945 sqm
CAR PARKING PROVIDED	220 Spaces
SUPERAWNING (34M)	3,290 sqm
AWNING (3M)	230 sqm
HEAVY DUTY PAVEMENT (H)	10,570 sqm
LIGHT DUTY PAVEMENT (L)	5,680 sqm

1 Estate Masterplan
4-A200 1:1000 @B1

SOUTHERN LINK ROAD

BAKERS LANE (26.4M)

19/10/2021 3:45 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
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DRAWING TITLE ESTATE MASTERPLAN
DRAWING NUMBER 210811 - SSQA-MS-A010 - P1

DRWN Author
CHK HL
ISSUE

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



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ATTACHMENT 4