

17 August 2022

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 client had originally intended to construct four warehouse buildings on 4 lots, however this has been revised to two warehouses (buildings 2 and 3 on Lots 2 and 3).

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 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.

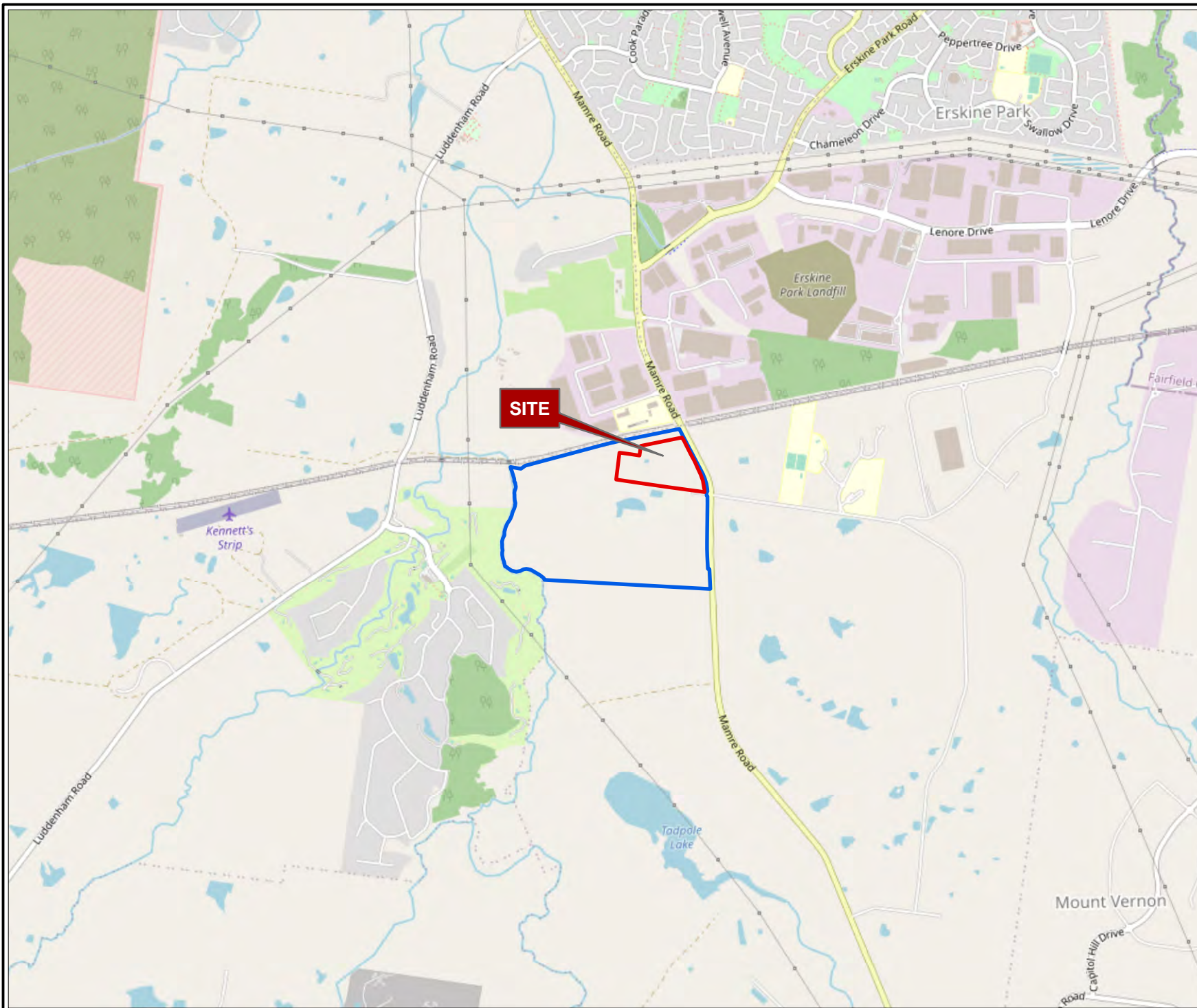
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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



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

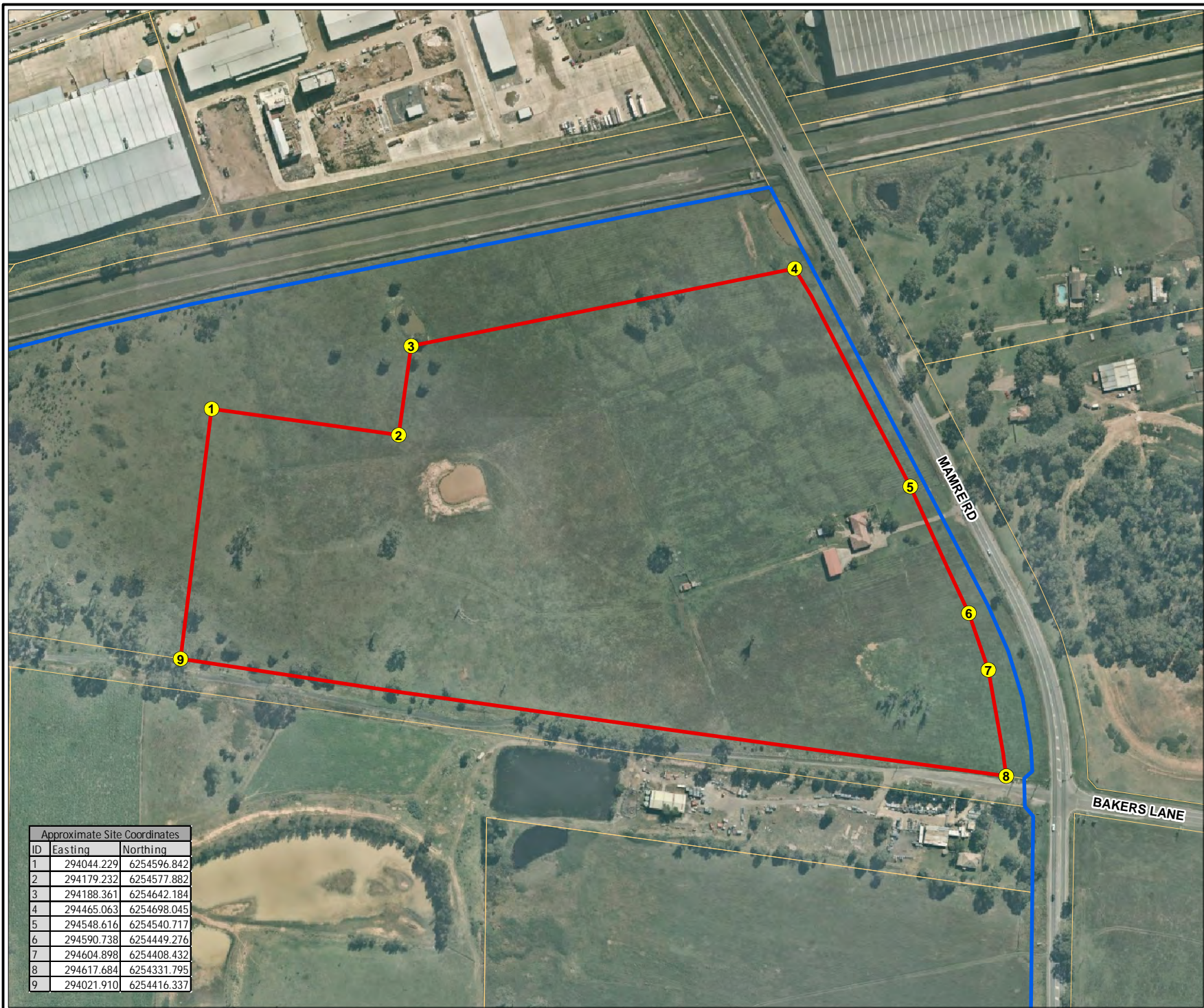
Coord. Sys. GDA 1994 MGA Zone 56

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

**SITE LOCATION**

**FIGURE 1**





**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

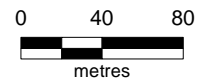
Version: L01 Rev A

Date 13/10/2021

Drawn By: RF

Checked By: GP

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)**

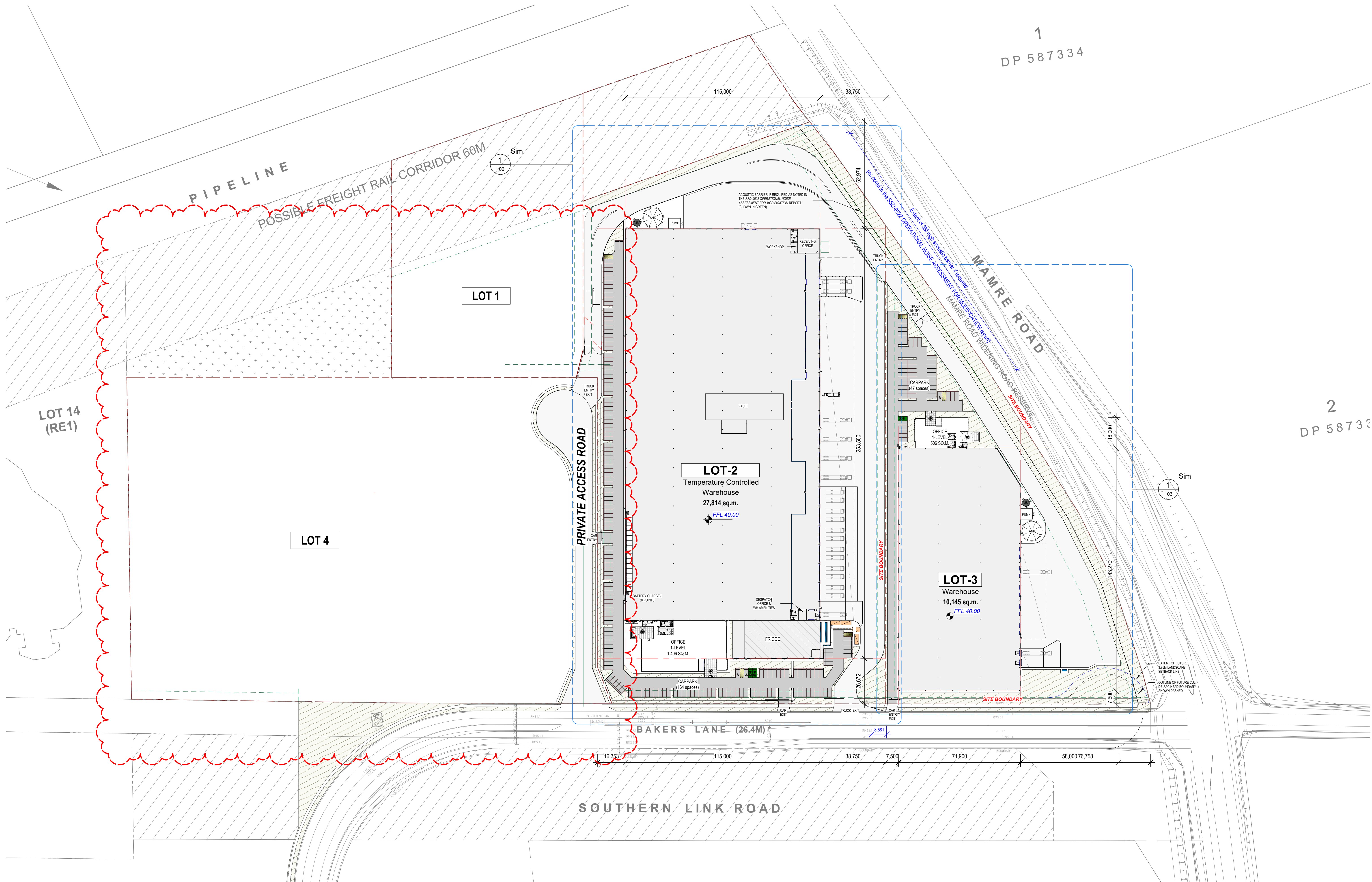
**FIGURE 3**



**Attachment 3 – Proposed Development Layout**



LOT-1 DEVELOPMENT TABLE	
SITE AREA (including FRC 7,190 sq.m.)	16,654 sq.m.
LOT-2 DEVELOPMENT TABLE	
SITE AREA (including FRC 7,335 sq.m.)	62,449 sq.m.
EFFICIENCY	46.8%
WAREHOUSE	27,814 sq.m.
Includes:	
Ante Room 60 sq.m.	
Fridge w/ Freezer(25sq.m.) 1,000 sq.m.	
Spare/Plant Room 160 sq.m.	
Vault 675 sq.m.	
Decanting Area	
Decanting Returns Area	
Battery Charge 345 sq.m.	
Receiving Office 225 sq.m.	
Workshop 25 sq.m.	
Dispatch Office & WH Amenities 30 sq.m.	
Switch Room 90 sq.m.	
MAIN OFFICE	1,406 sqm
TOTAL BUILDING AREA	29,220 sqm
CAR PARKING PROVIDED	164 Spaces
20M AWNING	4,284 sqm
3M AWNING	29 sqm
HEAVY DUTY PAVEMENT (H )	15,260 sqm
LIGHT DUTY PAVEMENT (L )	4,906 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	47 Spaces
AWNING (15M)	850 sqm
AWNING (3M)	58 sqm
HEAVY DUTY PAVEMENT (H )	5,362 sqm
LIGHT DUTY PAVEMENT (L )	2,462 sqm
LOT-4 DEVELOPMENT TABLE	
SITE AREA	52,975 sqm
VACANT LAND	48,685 sqm
PRIVATE ACCESS ROAD	4,280 sqm



1 SITE PLAN ( WAREHOUSE 2 & 3 )  
1:1000 @B1

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ  
IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS  
FOR FINAL LEVELS OF ALL EARTHWORKS.  
ALL LEVELS SHOWN TO BE ±1000mm

DEVELOPMENT APPLICATION



FRASERS PROPERTY GROUP  
LEVEL 3, 10 Hornsby Park Drive  
RHODES NSW 1570  
T 02 9767 2000

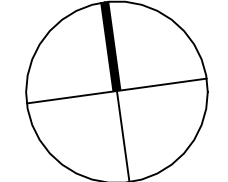


PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER 210811

Rev	Description	Date
R	Parking landscape bays widened and adjusted.	23.02.22
S	Parking landscape bays widened and adjusted. Dimensions and sustainability messaging graphics added. Rooftop plantscreen height adjusted.	01.03.22
T	General revision	03.03.22
U	Lot 2 roof pit changed. WH wall height increased.	16.03.22
V	Lot 2 Car entry/exit shifted and truck exit width reduced. Landscape added. Lot 4 super awning changed to 20m awning.	11.04.22
W	Access road revised as per civil engineer's design info.	10.08.22

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DRAWING TITLE Site Plan (Warehouse 2 & 3)  
DRAWING NUMBER SP-KC1-DA - 003 -  
CHK HL  
ISSUED  
W



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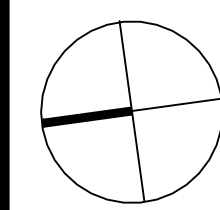


PROJECT  
PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
COMPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
ADDRESS  
PROJECT NUMBER  
210811

Rev	Description	Date
R	Symbol racking updated	16.12.21
S	Parking landscape bays widened and adjusted. Dimensions and sustainability messaging graphics added. Rooftop plantscreen height adjusted.	01.03.22
T	General revision	03.03.22
U	Lot 2 roof pit changed. WH wall height increased	16.03.22
V	Lot 2 Car entry/exit shifted and truck exit width reduced. Landscape added. Lot 4 super awning changed to 20m awning.	11.04.22
W	Access road revised as per civil engineer's design info.	10.08.22

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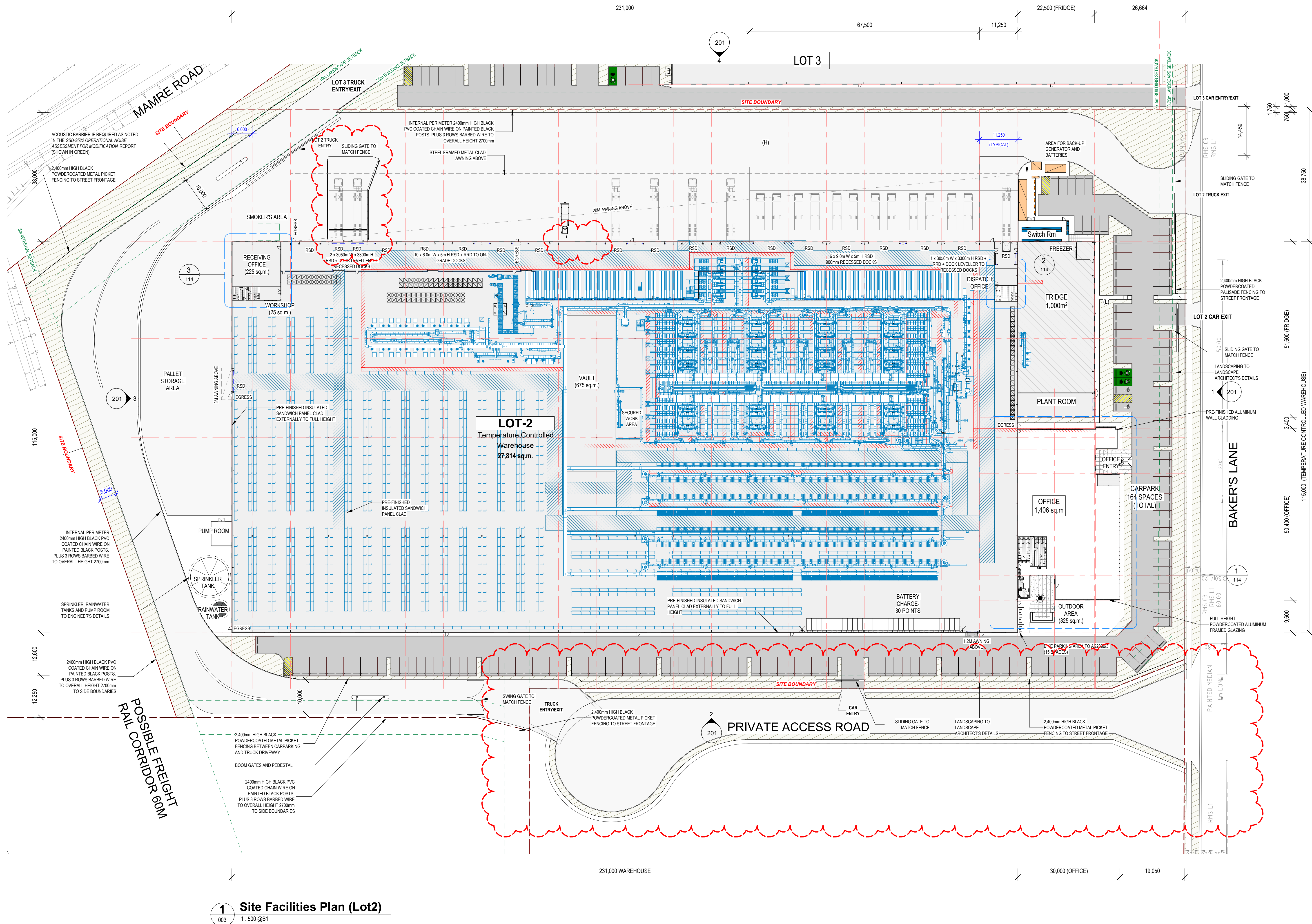


DRAWING TITLE  
Warehouse 2 Floor Plan  
DRAWING NUMBER  
SP-KC1-DA - 102 -

DRAWN  
CHK  
HL  
ISSUED  
W

DEVELOPMENT APPLICATION

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.  
ALL LEVELS SHOWN TO BE  $\pm 1000$ mm



1 Site Facilities Plan (Lot2)  
003 1:500 @B1

LOT-2 DEVELOPMENT TABLE	
SITE AREA (including FRC 7.335 sq.m.)	62,449 sqm
EFFICIENCY	46.8%
WAREHOUSE	27,814 sq.m.
Includes:	
Aisle Room 60 sq.m.	
Fridge w/ Freezer (25sq.m.) 1,000 sq.m.	
Spare Plant Room 160 sq.m.	
Vault 675 sq.m.	
Decanting Area	
Decanting Return Area	
Battery Charge 365 sq.m.	
Receiving Office 225 sq.m.	
Workshop 25 sq.m.	
Dispatch Office & WH Amenities 30 sq.m.	
Switch Room 90 sq.m.	
MAIN OFFICE	1,406 sqm
TOTAL BUILDING AREA	29,220 sqm
TOTAL CARPARKING PROVIDED	164 Spaces
20M AWNING	4,284 sqm
3M AWNING	25 sqm
HEAVY DUTY PAVEMENT (H)	15,260 sqm
LIGHT DUTY PAVEMENT (L)	4,906 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	160
PK-CP EV	PK-CP EV Charging Bay	2
Grand total		164

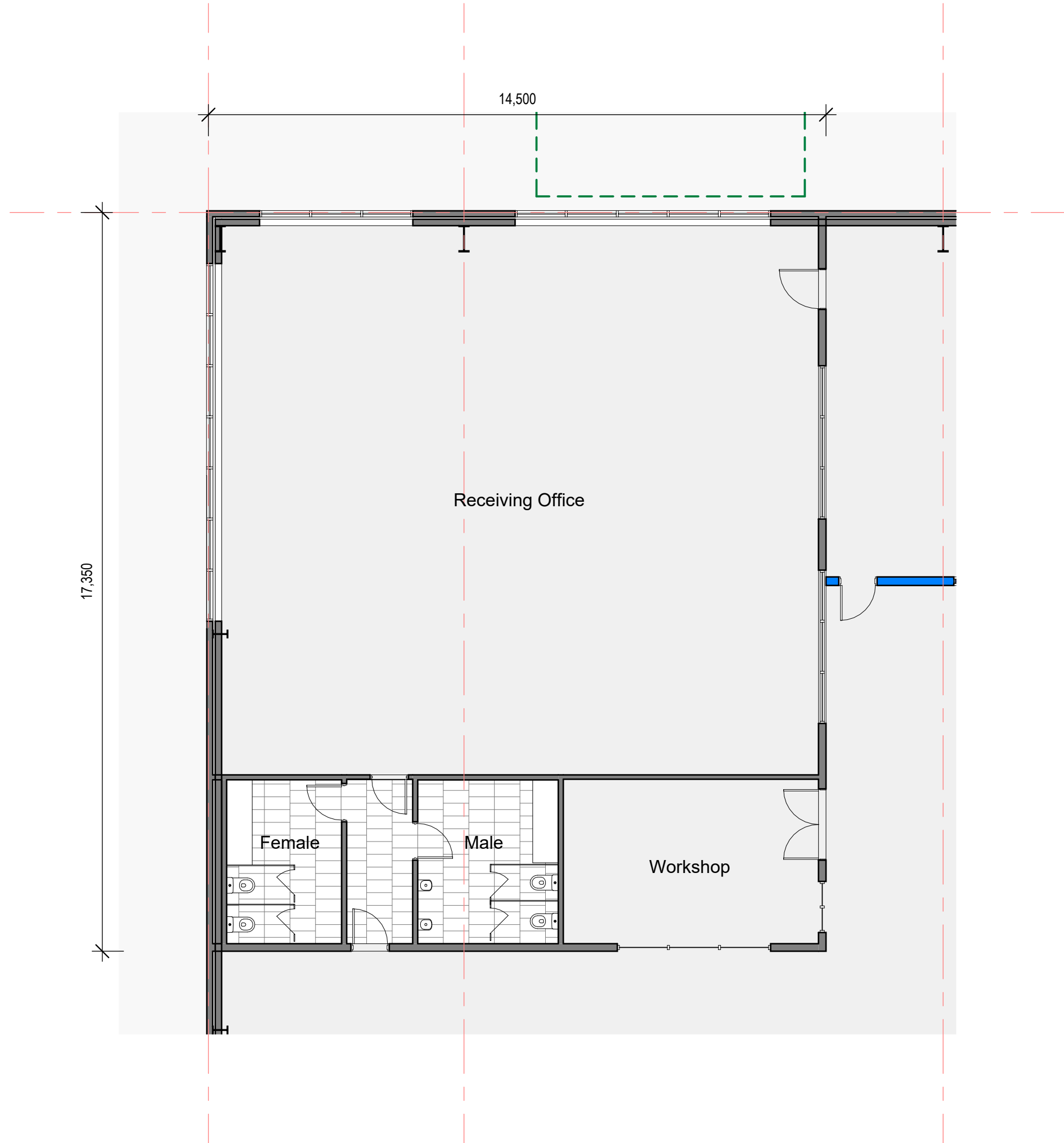
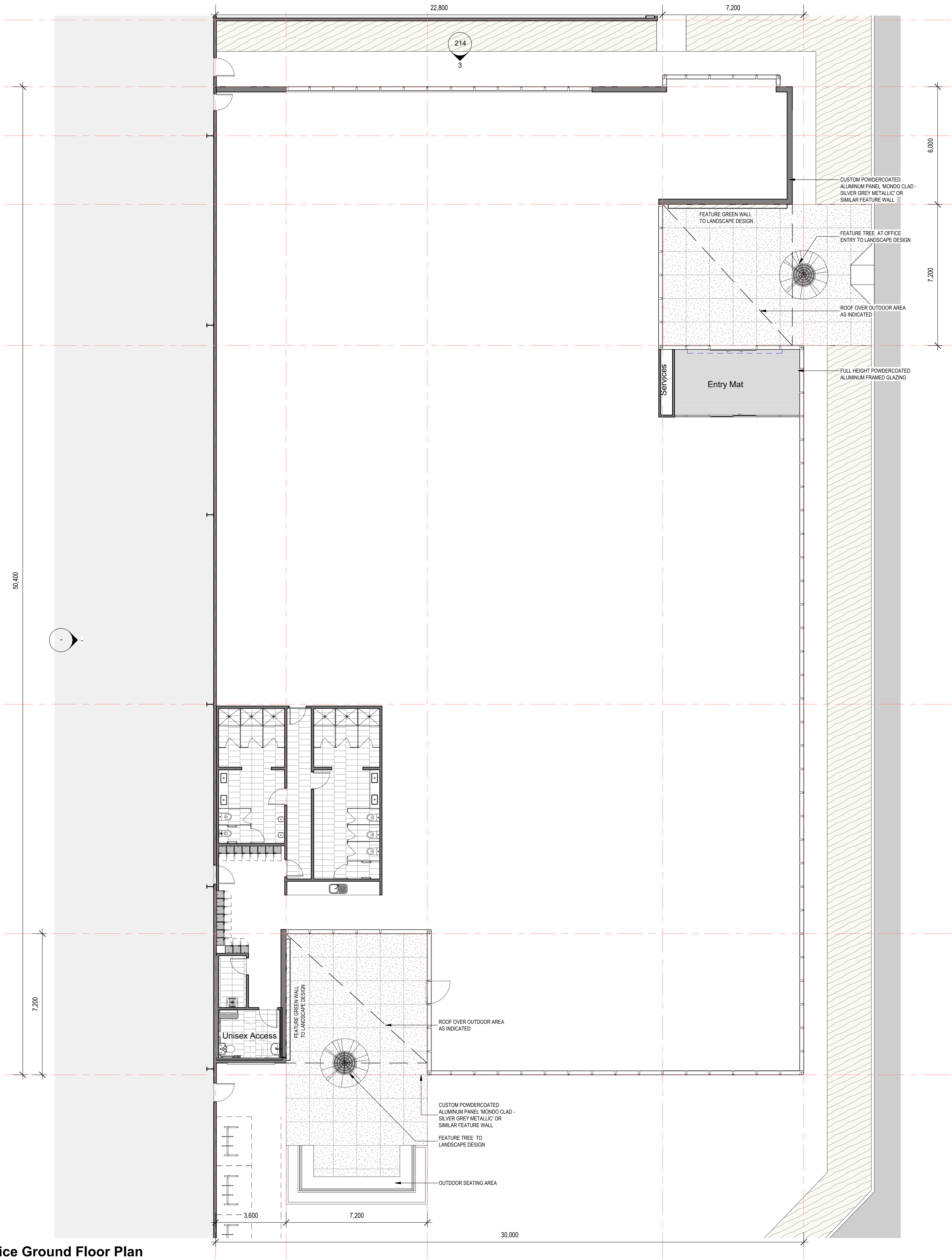


<b>Type</b>	<b>Description</b>	<b>Spaces</b>
PK-CP1	PK-CP1-5.4 x 2.5m - 90 deg (Disable)	1
PK-CP2	PK-CP2-5.4 x 2.5m - 90 deg	45
PK-CP EV	PK-CP EV Charging Bay	1
<b>Grand total</b>		<b>47</b>

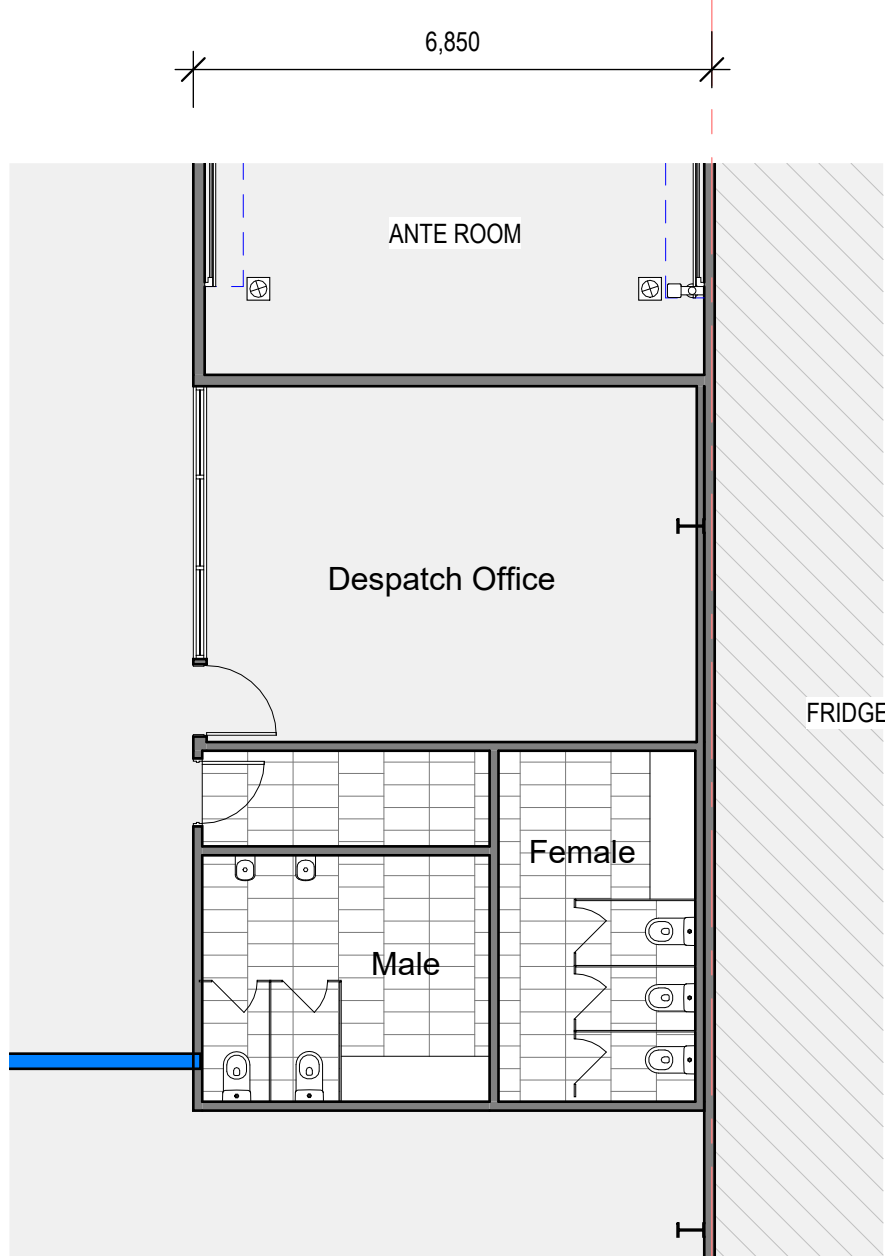


## DEVELOPMENT APPLICATION





**3 Lot 2 WH2 - Receiving Office and Workshop**  
1:100 @B1



**2 Lot 2 WH2 - Despatch Office**  
1:100 @B1

**1 Lot 2 WH2 - Office Ground Floor Plan**  
1:100 @B1

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.  
ALL LEVELS SHOWN TO BE ±1000mm

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RHODES NSW 1570  
T 02 9767 2000

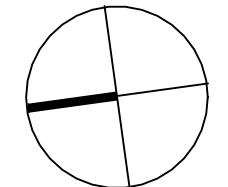


PROJECT  
PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS  
PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
KEMPS CREEK 2178 NSW  
PROJECT NUMBER  
210811

Rev	Description	Date
R	General revision	24.02.22
S	Parking landscape bays widened and adjusted. Dimensions and sustainability messaging graphics added. Rooftop plantscreen height adjusted.	01.03.22
T	General revision	03.03.22
U	Lot 2 roof pit changed. WH wall height increased.	16.03.22
V	Lot 2 Car entry/exit shifted and truck exit width reduced. Landscape added. Lot 4 super awning changed to 20m awning.	11.04.22
W	Access road revised as per civil engineer's design info.	10.08.22

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m 0424 160 365  
w www.hlaarchitects.com.au  
a Suite 53, 8 George St, North Sydney NSW 2157



DRAWING TITLE  
Office 2 Floor Plan  
DRAWING NUMBER  
SP-KC1-DA - 114 -

DRAWN  
CHK  
HL  
ISSUED  
W

DEVELOPMENT APPLICATION

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23/03/2023



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LEVEL 3, 10 Hornsby Bay Drive  
RHODES NSW 1570  
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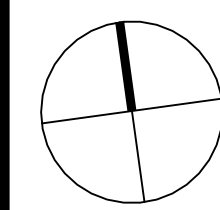


PROJECT  
PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
ADDRESS  
PROPOSED LOT 1, 2, 3 & 4, 657-769 MAMRE ROAD  
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w www.hlarchitects.com.au  
a Suite 53, 9 George St, North Sydney NSW 2137

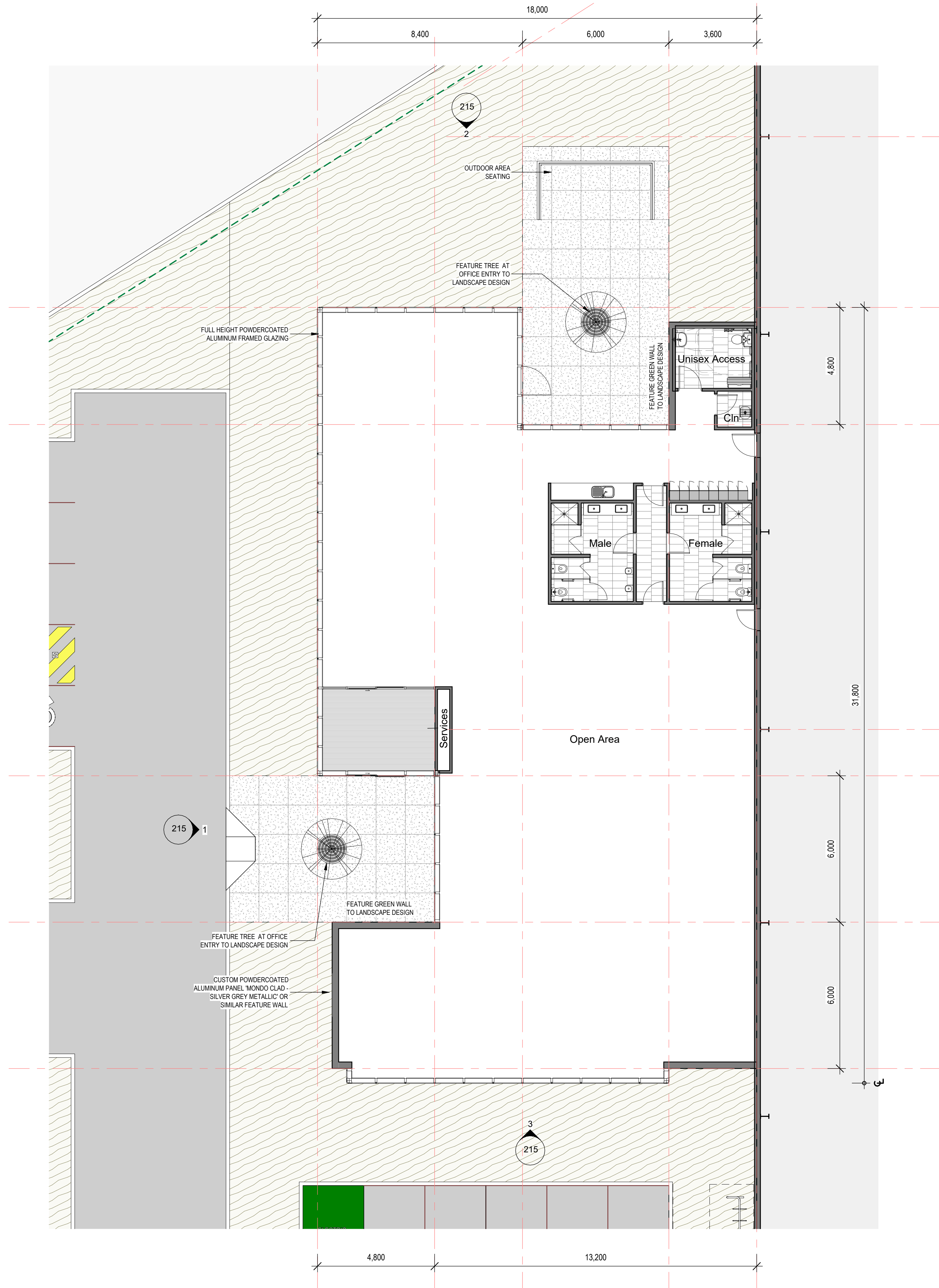


DRAWING TITLE  
Office 3 Floor Plan  
DRAWING NUMBER  
SP-KC1-DA - 115 -

DRAWN  
CHK  
HL  
ISSUED  
W

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ  
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FOR FINAL LEVELS OF ALL EARTHWORKS.  
ALL LEVELS SHOWN TO BE  $\pm 1000\text{mm}$

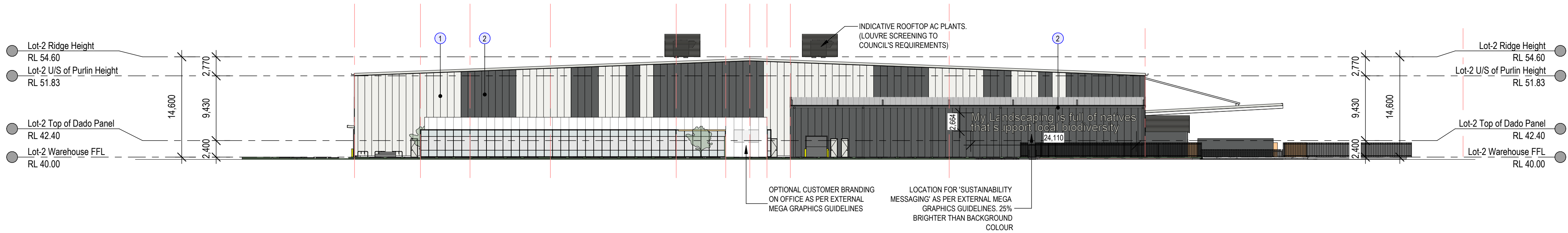
DEVELOPMENT APPLICATION



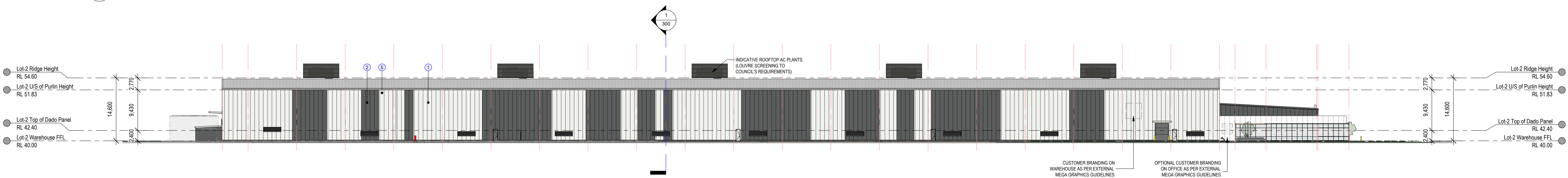
1 Lot 3 Office Ground Floor Plan  
103 1:100 @B1



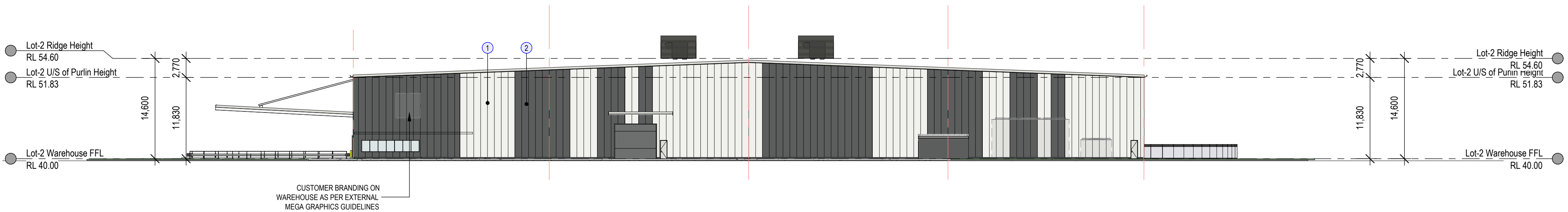
EXTERNAL FINISHES LEGEND -...	
①	PRE-FINISHED METAL CLADDING - COLORBOND COSMIC
②	PRE-FINISHED METAL CLADDING - COLORBOND BASALT
③	PRECAST CONCRETE - PAINT FINISH TO MATCH DULUX RAL 9003
④	PAINT FINISH COLORBOND BASALT
⑤	ZINCALUME ROOF SHEETING WITH 10% TRANSLUCENT SHEETING



1 Lot 2 South Elevation (Bakers Lane)  
102 1:400 @B1



2 Lot 2 West Elevation (Access Road)  
102 1:400 @B1



3 Lot 2 North Elevation  
102 1:400 @B1



4 Lot 2 East Elevation  
102 1:400 @B1

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## DEVELOPMENT APPLICATION

10/06/2023 1:43:58 PM Autodesk Docs\\Lot 1-4 Kemps Creek\\Lot 1-4 Kemps Creek.dwg



FRASERS PROPERTY GROUP  
LEVEL 3, 10 Hambroah Bay Drive  
RHODES NSW 1570  
T 02 9787 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
R	Parking landscape bays widened and adjusted.	23.02.22
S	Parking landscape bays widened and adjusted. Dimensions and sustainability messaging graphics added. Rooftop plantscreen height adjusted.	01.03.22
T	General revision	03.03.22
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V	Lot 2 Car entry/level shifted and truck exit width reduced. landscape added. Lot 4 super awning changed to 20m awning.	11.04.22
W	Access road revised as per civil engineer's design info.	10.08.22

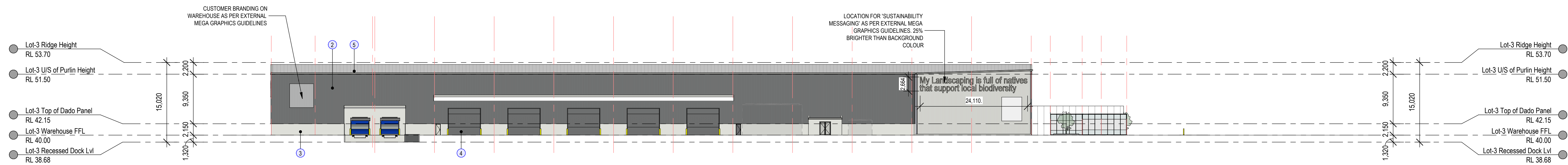
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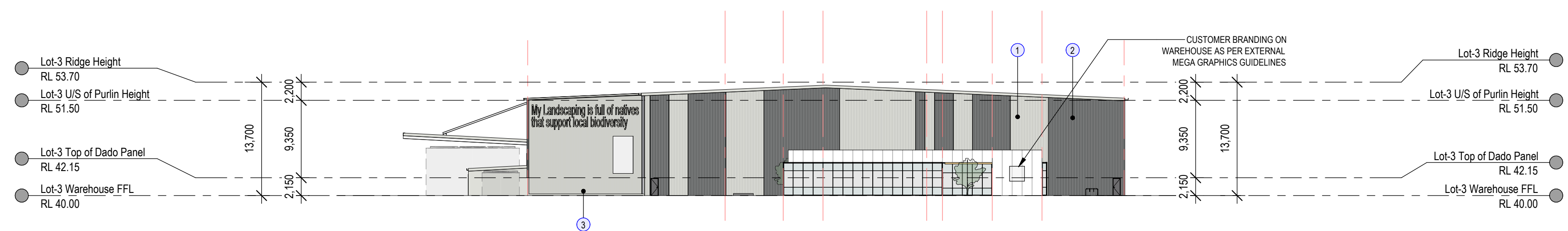


DRAWING TITLE Warehouse 2 Elevations  
DRAWING NUMBER SP-KC1-DA - 201 -

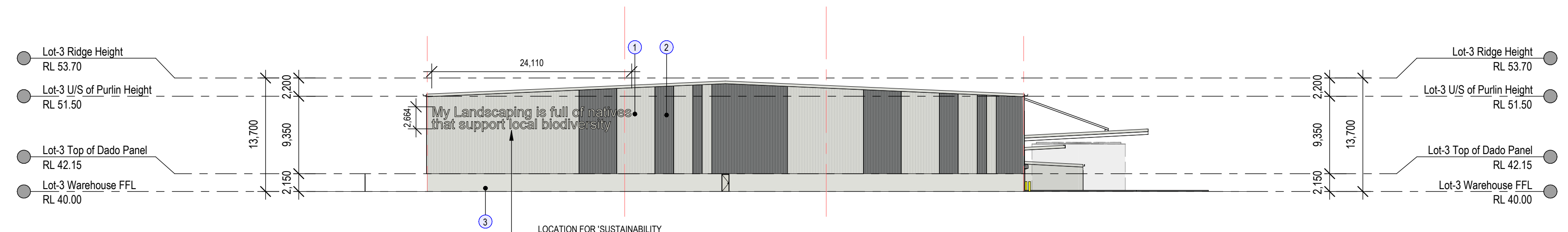
DRWN  
CHK  
HL  
ISSUED  
W



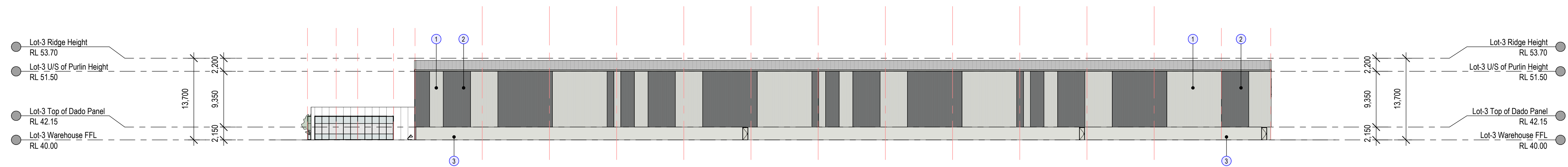
**1** **Lot 3 East Elevation**  
103 1:400 @B1



**2** Lot 3 North Elevation  
103 1:400 @B1



**3 Lot 3 South Elevation**  
102 1:400 @B1



**4** **Lot 3 West Elevation**  
103 1:400 @B1

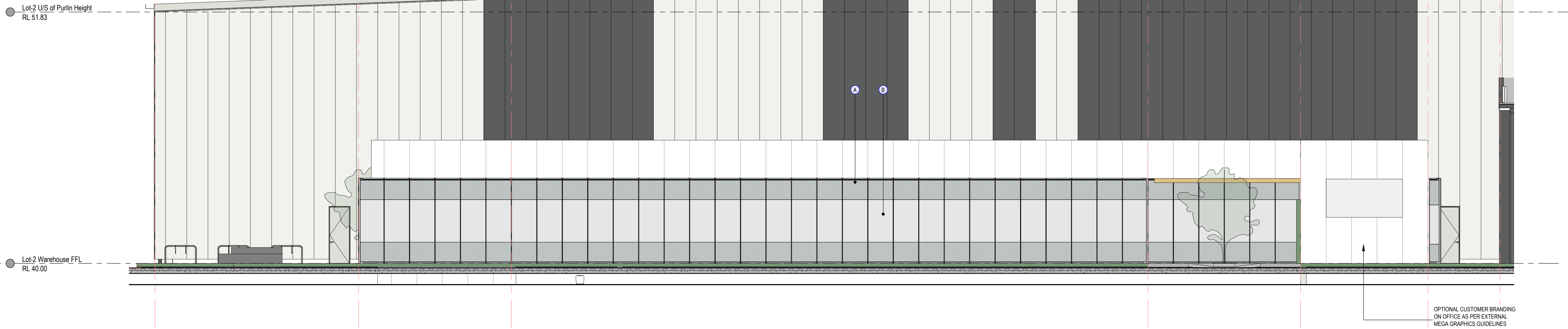
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ALL LEVELS SHOWN TO BE  $\pm 1000\text{mm}$

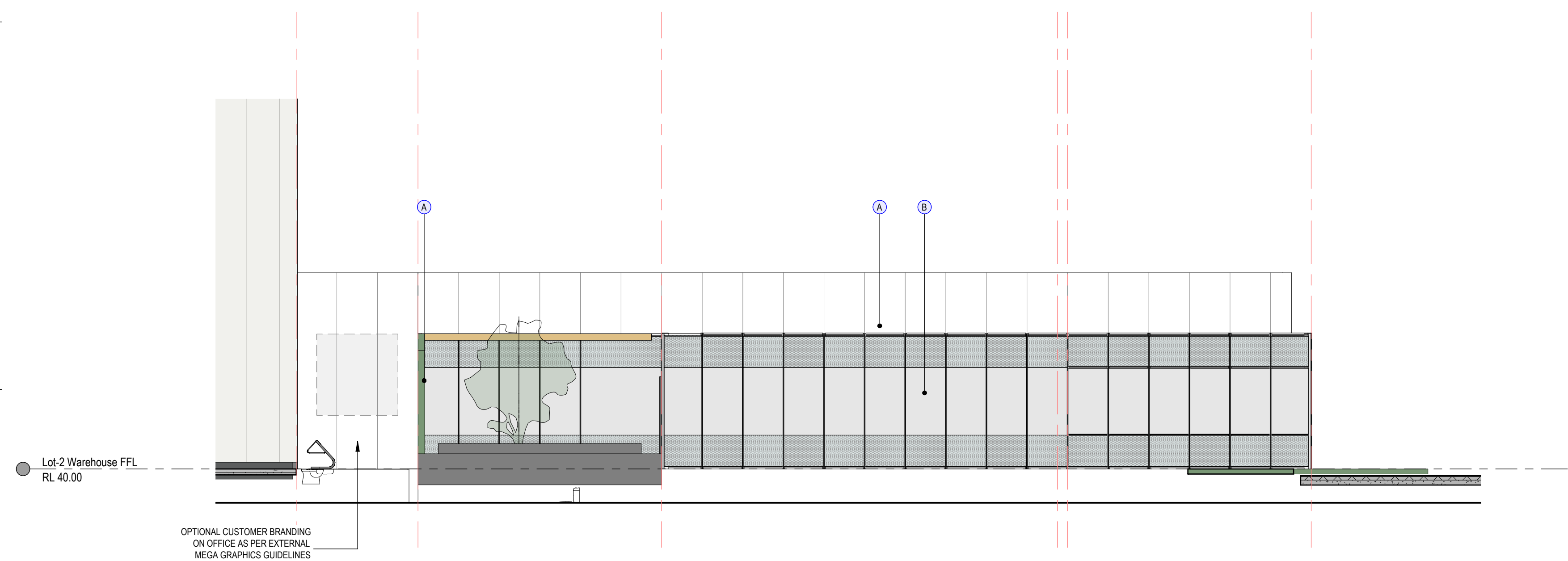


## EXTERNAL FINISHES LEGEND - OFFICE

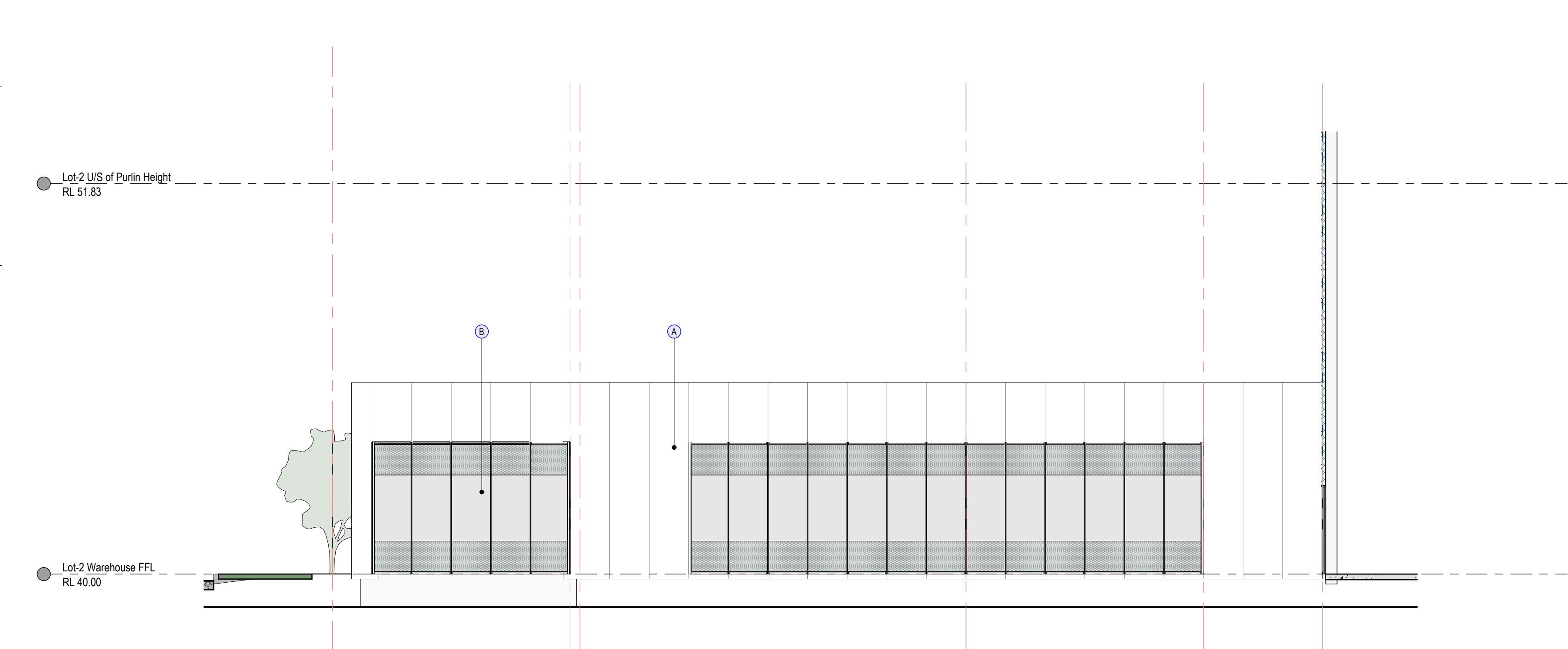
- (A) PRE-FINISHED SOLID ALUMINIUM CLADDING - MONDO CLAD SILVER GREY METALLIC
- (B) GLAZED CURTAIN WALL WITH CERAMIC FRIT PATTERN TO BE SILICONE JOINTED WITH STRUCTURAL MULLION BEHIND.
- (C) VERTICAL GARDEN TO LANDSCAPE ARCHITECT'S DETAILS

**1 Lot 2 Office East Elevation**

1 : 100 @B1

**2 Lot 2 Office South Elevation**

1 : 100 @B1

**3 Lot 2 Office North Elevation**

114 1 : 100 @B1

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## DEVELOPMENT APPLICATION



FRASERS PROPERTY GROUP  
LEVEL 3, 10 Hambrogh Bay Drive  
RHODES NSW 1670  
T 02 9787 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
R	General revision	24.02.22
S	Parking landscape bays widened and adjusted. Dimensions and sustainability messaging graphics added. Rooftop plantscreen height adjusted.	01.03.22
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W	Access road revised as per civil engineer's design info.	10.08.22

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DRAWING TITLE  
Office 2 ElevationsDRAWING NUMBER  
SP-KC1-DA - 214 -DRAWN  
CHK  
HL  
ISSUED  
W




EXTERNAL FINISHES LEGEND - OFFICE


A

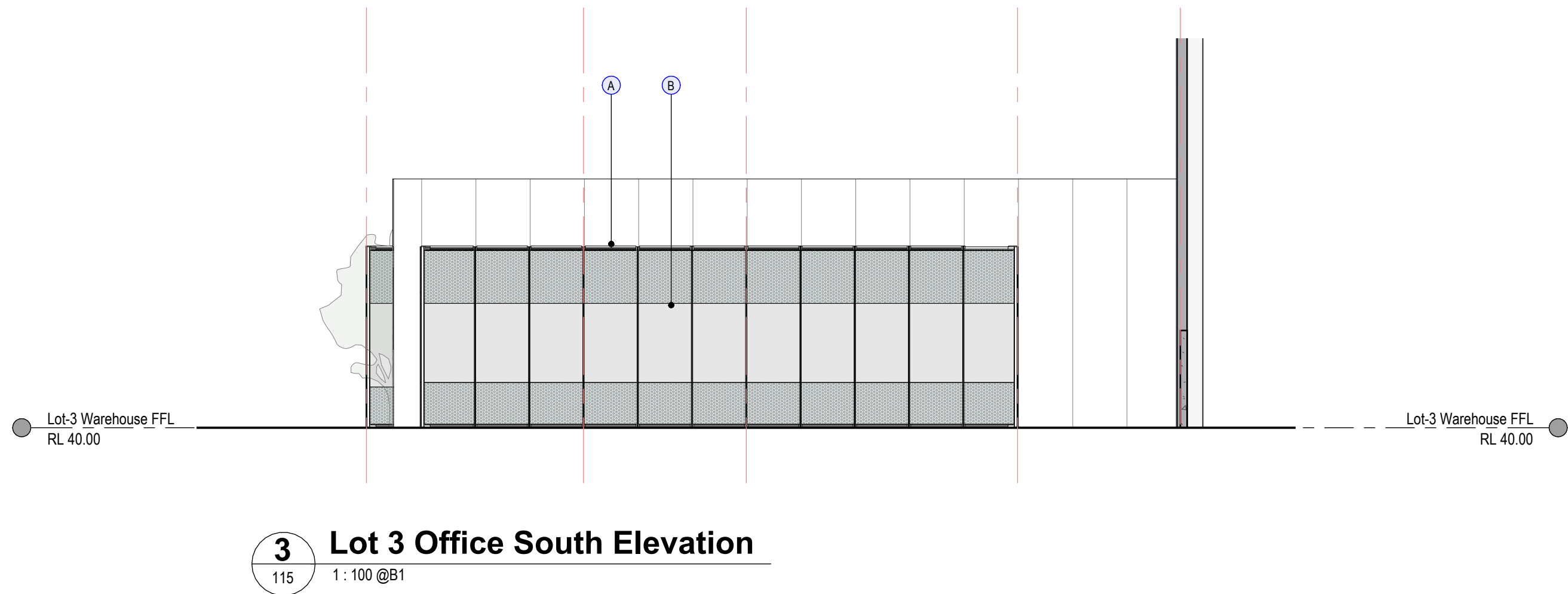
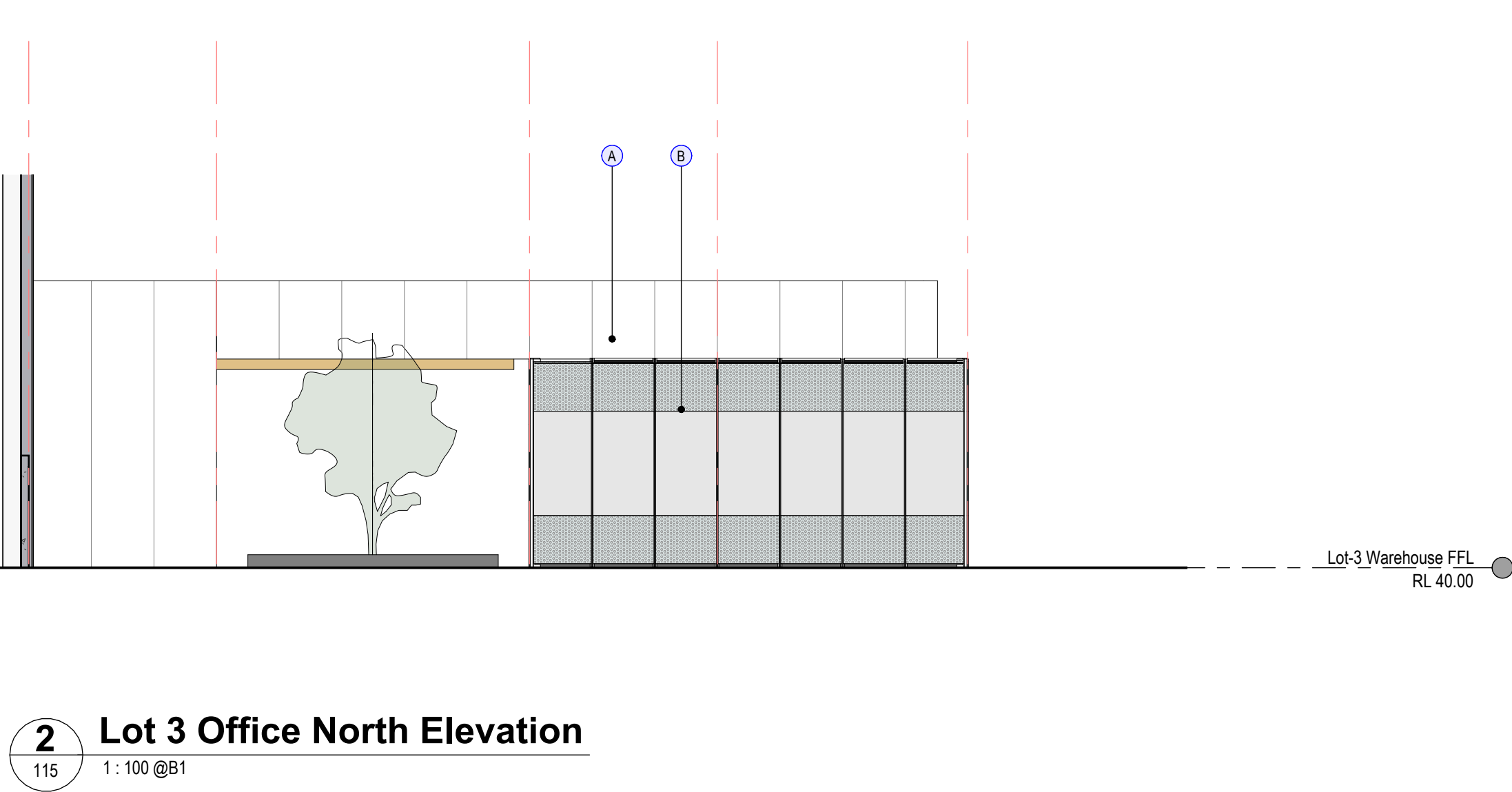
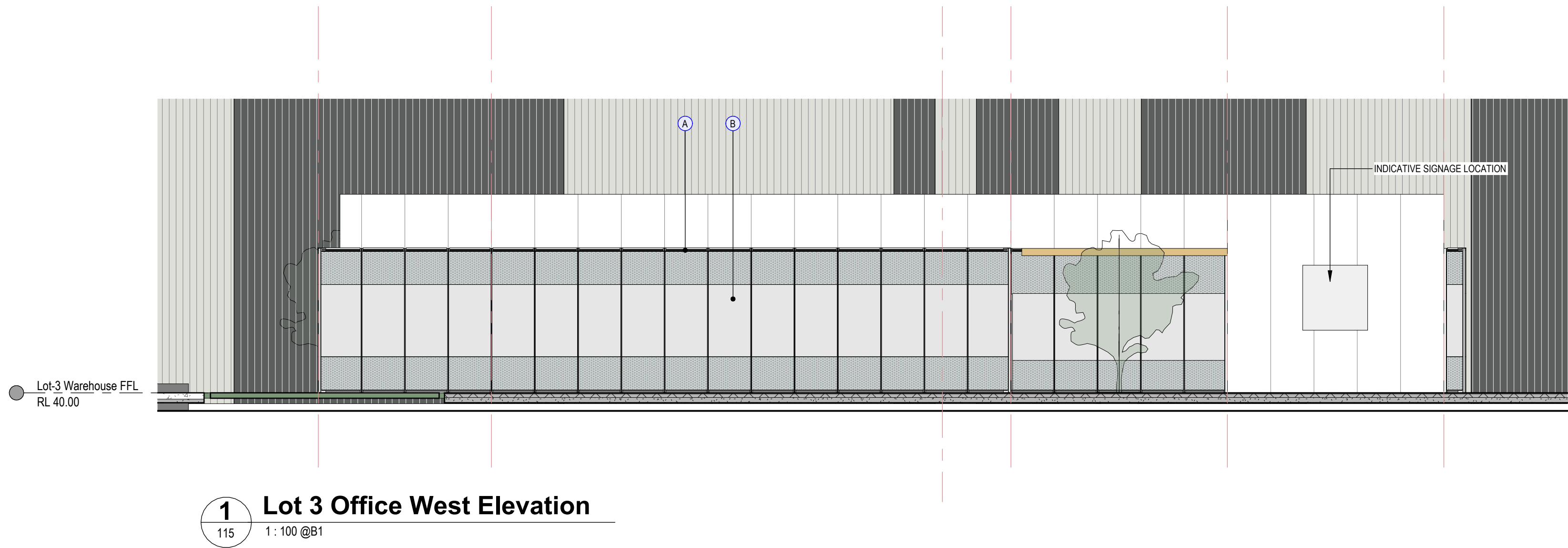
PRE-FINISHED SOLID ALUMINUM CLADDING - MONDO CLAD SILVER GREY METALLIC

B

GLAZED CURTAIN WALL WITH CERAMIC FRIT PATTERN TO BE SILICONE JOINTED WITH STRUCTURAL MULLION BEHIND.

C

VERTICAL GARDEN TO LANDSCAPE ARCHITECTS DETAILS



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DEVELOPMENT APPLICATION



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LEVEL 3, 10 Homebush Bay Drive  
RHODES NSW 1670  
T 02 9707 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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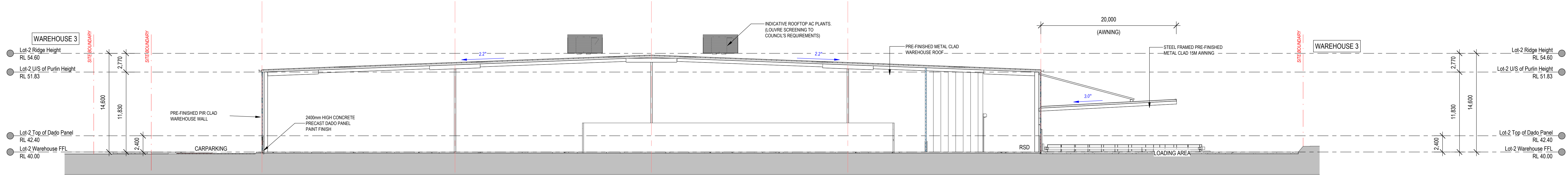
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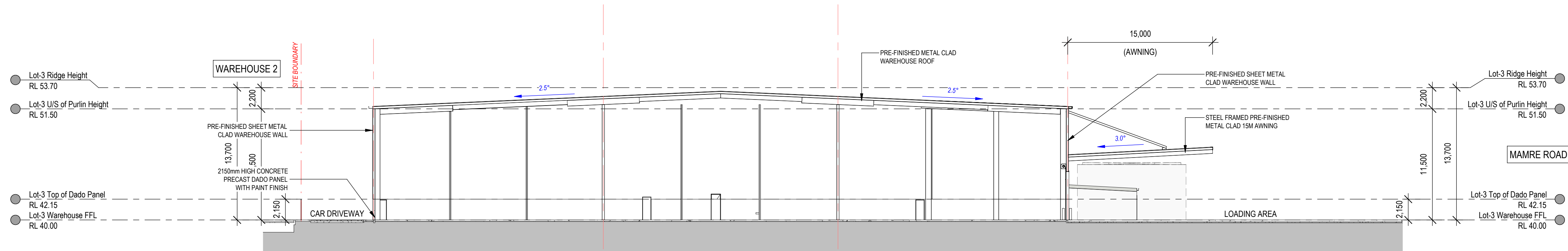
DRAWING TITLE  
Office 3 Elevations

DRAWING NUMBER  
SP-KC1-DA - 215 -

DRAWN  
CHK  
HL  
ISSUED  
W



1 Cross Section (Warehouse 2)  
201 1 : 250 @B1



2 Cross Section (Warehouse 3)  
x800 1 : 250 @B1

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RHODES NSW 1570  
T 02 9787 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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DRAWING TITLE  
Sections (Warehouse 2 & 3)  
DRAWING NUMBER  
SP-KC1-DA - 300 -

DRWN  
CHK  
HL  
ISSUED  
W

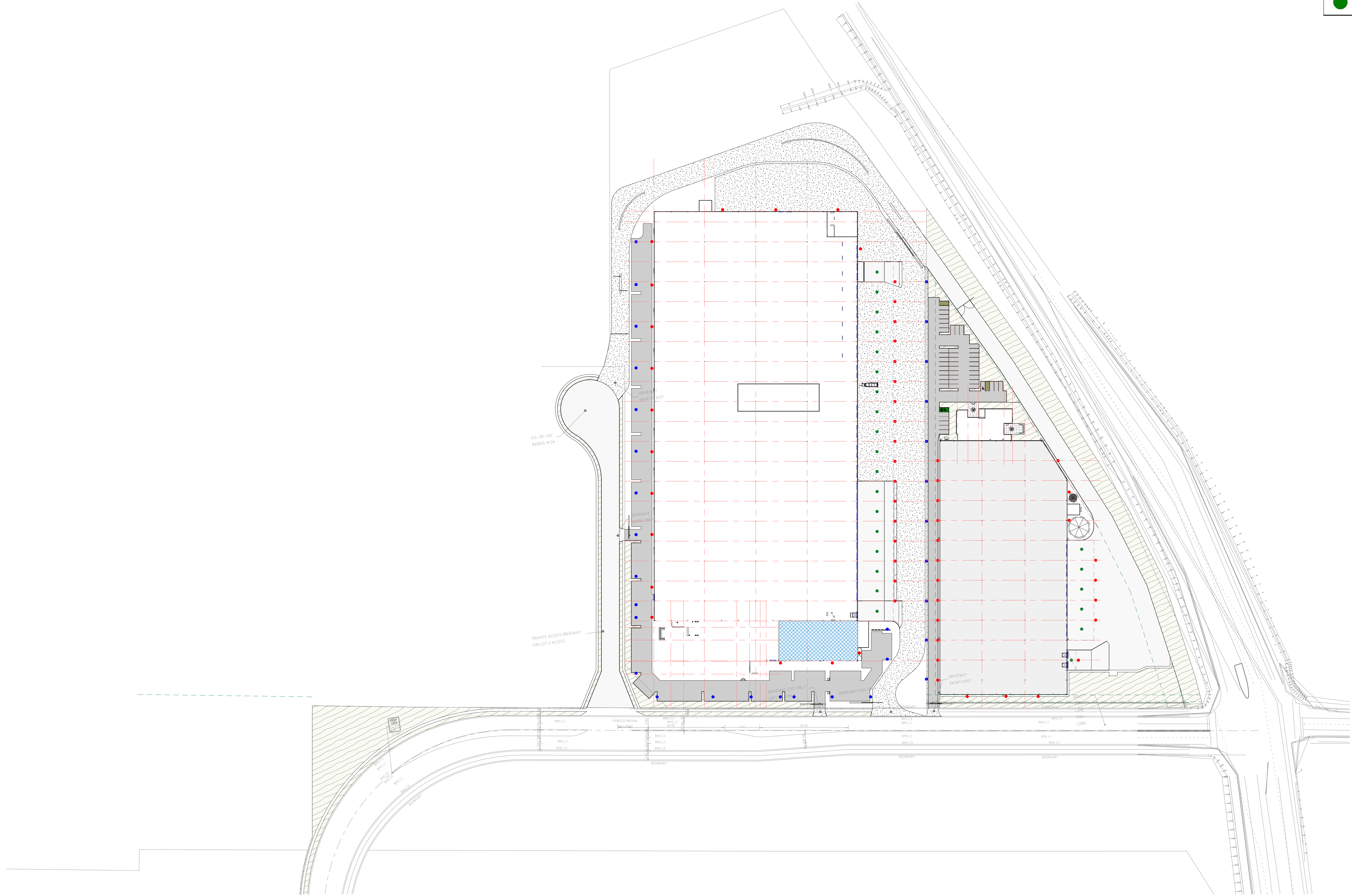


INDICATIVE LIGHTING LEGEND

CARPARK / DRIVEWAY LIGHT POLES (APPROX 8m HIGH)

WALL MOUNTED LIGHT FITTING

UNDERSIDE AWNING LIGHT FITTING



1

INDICATIVE LIGHTING PLAN (WAREHOUSE 2 & 3)

203

1:1000 @B1

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PROJECT  
ADDRESS  
PROJECT NUMBER

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

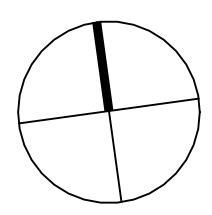
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DRAWING TITLE  
DRAWING NUMBER  
SP-KC1-DA - 400 -

Indicative Lighting Plan (Warehouse 2 & 3)  
02  
HL  
ISSUED

DRWN  
CHK  
HL  
ISSUED  
W





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RHODES NSW 1570  
T 02 9707 2000



PROJECT PROPOSED WAREHOUSE AND INDUSTRIAL FACILITIES  
HUB  
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KEMPS CREEK 2178 NSW  
PROJECT NUMBER 210811

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DRAWING TITLE  
Office 2 Perspective  
DRAWING NUMBER  
SP-KC1-DA - 601 -

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HL  
ISSUED  
W





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DEVELOPMENT APPLICATION

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LEVEL 3, 10 Hambrogh Bay Drive  
RHODES NSW 1670  
T 02 9767 2000



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HUB  
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KEMPS CREEK 2178 NSW  
PROJECT NUMBER 210811

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DRAWING TITLE  
Office 3 Perspective

DRAWING NUMBER  
SP-KC1-DA - 602 -

DRAWN  
CHK  
HL  
ISSUED  
W



**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**