

13 January 2026

Natalie Bahi
Stockland c/o FifeCapital
Assistant Project Manager
Level 25, 133 Castlereagh Street
Sydney NSW 2000

Dear Natalie,

Re: Aboriginal and Historical Heritage Letter of Advice for 200 Aldington Road (Lot O), Kemps Creek, New South Wales

Our Ref: Matter: 43550

Biosis Pty Ltd (Biosis) has been commissioned by Stockland Fife Kemps Creek Pty Ltd (SFKC), to provide a Letter of Advice (LoA) for Lot O, 200 Aldington Road, Kemps Creek, New South Wales (NSW) (the study area) (Figure 1). Biosis completed an Aboriginal Cultural Heritage Assessment (ACHA) and Historical Heritage Assessment (HHA) in response to the Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed development of the site. The ACHA and HHA were completed in 2021 for the Kemps Creek Industrial Estate, which incorporated 106–228 Aldington Road (Lot 200 DP1285691) in Kemps Creek, NSW.

The ACHA and HHA were prepared to inform a State Significant Development (SSD) application (SSD-10479), as per the Secretary's Environmental Assessment Requirements (SEARs). The proposed works in the SSD application included a Concept Master Plan with infrastructure layout, and Stage 1 details of site preparation including demolition, bulk earthworks and the construction and operation of one warehouse (Lot F). The SSD application was approved by the Department of Planning and Environment (DPE) and works have commenced on site.

There are several components to the proposed development, both classified as SSD:

- The construction of a temperature-controlled warehouse and distribution centre on Lot O at Kemps Creek Industrial Estate, 200 Aldington Road, Kemps Creek.
- The modification (in part) of the approved Concept Master Plan for Kemps Creek Industrial Estate (SSD-10479) in order to accommodate the proposed warehouse and distribution centre on Lot O.

An Environmental Impact Statement (EIS) is being prepared as required by the SEARS issued for SSD-96107226 on 22 October 2025. This LoA will support the SSD application (SSD-96107226) and satisfy the SEARs by outlining the previous Aboriginal and historical heritage assessments completed for the study area which are appropriate to rely upon for the subject development:

Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site.

Sydney

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Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated

In addition, the SSD-96107226 SEARs cover letter identified assessment requirements additional to those in the SEARs. Those relevant include:

An Aboriginal Cultural Heritage assessment report (ACHAR) or justification for reliance upon any previous ACHAR undertaken for the Estate, including evidence of ongoing consultation with Registered Aboriginal Parties.

The applicant, SFKC, is a joint venture between Stockland and Fife Capital.

This LoA has been prepared for the SSD application for Lot O. This LoA was prepared by Bronte Baonza (Heritage Consultant) and reviewed by Crystal Garabedian (Senior Heritage Consultant).

Lot O development

The proposed development on Lot O is a temperature-controlled warehouse and distribution centre, configured to accommodate two cold-store logistics operators. Access to the warehouse will be via a mix of recessed docks and on-grade roller shutter doors.

The western tenancy will be referred to as Warehouse 1 and Office 1 with the eastern tenancy being referred to as Warehouse 2 and Office 2. Each tenancy is provided a main office component arranged over two-levels with Warehouse 2 also providing a dock office. The tenancies are separated by an internal intertenancy wall, and each tenancy will benefit from their own truck entry and exit, hardstand for loading/unloading and car parking. The development's aesthetic appeal will include perimeter landscaping and visual treatments to achieve a desirable streetscape.

Aboriginal Cultural Heritage Assessment

The SEARs were issued for the proposed development in response to SSD-10479 in July 2020. The SEARs requested that an ACHA be undertaken to identify Aboriginal heritage values within the study area and to determine whether the proposed development has the potential to impact upon these sites. The ACHA and associated Archaeological Report (AR), documented the findings of the desktop assessment, Aboriginal community consultation, archaeological survey, test excavations and impact assessment conducted as part of the project. As required under Section 2.3 of the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (DECCW 2010a) (the Code), the AR provides evidence about the material traces of Aboriginal land use to support the conclusions and management recommendations in the ACHA.

The Aboriginal community was consulted regarding the heritage management of the project throughout its lifespan. Consultation was undertaken as per the process outlined in the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010b) (consultation requirements). The consultation undertaken for the project is included in the ACHA (Biosis 2021).

An extensive search of the Aboriginal Heritage Information Management System (AHIMS) was conducted on 27 May 2020 (Client Service ID: 508437), to identify any known Aboriginal heritage values within or in proximity to the study area. Another search was conducted on 29 August 2025 to ensure no additional sites have been registered within the Lot O study area. The updated search of the AHIMS database conducted on 29 August 2025 identified 105 Aboriginal archaeological sites within a 2-kilometre search area, centred on the Lot O study area. None of these registered sites are located within the Lot O study area.

The field investigation undertaken for the ACHA identified the Lot O study area as low potential. Test excavations which occurred within AHIMS 45-5-5467/ARKC Area 1, AHIMS 45-5-5469/ARKC Area 2 and AHIMS 45-5-5468/ARKC Area 3 are not within the current Biosis study area.

The proposed works were permitted to proceed with caution in these areas in line with an approved Cultural Heritage Management Plan (CHMP) to be developed in consultation with the Registered Aboriginal Parties (RAPs). A CHMP was prepared by EMM Consulting (2023), the purpose of which was to provide management and mitigation measures for the cultural heritage values identified within the study area.

Historic Heritage Assessment

The SEARs issued for the proposed development in response to SSD-10479 in July 2020 requested that an assessment of historical heritage values be undertaken for the study area. The HHA presented the findings of the desktop assessment and field investigation conducted as part of the assessment and provided an assessment of impacts to historical heritage values identified by the assessment and mitigation measures.

A search of heritage databases was conducted in 2021 to identify any heritage listings within the study area. This included a search of the State Heritage Register, Commonwealth Heritage List, National Heritage List, Section 170 heritage registers and the *Penrith Local Environmental Plan 2010*. These searches did not reveal any heritage listed items within the study area. An updated search of the above registers, lists and legislation was conducted to ensure no additional sites had been registered within or in proximity to the study area. The results of this search did not identify any new sites in relation to the current study area.

As part of the HHA, background research and a physical inspection of the site was undertaken. The results of the background research and physical inspection determined that the study area appeared to have been used throughout its history primarily for grazing and agricultural practices. This was evident in the historic maps and aerials and sheep livestock, orcharding and market gardening observed during the physical inspection. Several structures and elements of the built environment were present within the study area. The background research and field survey identified that these structures were constructed post-1970s and were a common element still present throughout the Western Sydney region. The potential archaeological remains identified within the study area would be associated with agriculture. Archaeological evidence within the study area associated with agriculture may have included agricultural marks, such as plough lines and post holes. The physical inspection determined that the high level of disturbance evident within the study area indicated the deposit integrity of the potential remains was low.

The data collected in the assessment suggested that there is unlikely to be significance regarding the research potential, aesthetic, technical or social aspects of any potential archaeological remains within the study area. The potential archaeological remains are considered common resources that are typical in form and nature to similar resources throughout the local region and NSW during this time. It was determined that the items within the study area, and the study area itself, were unlikely to be able to provide information not already available in the existing literature. As such, any potential archaeological remains were deemed unlikely to possess any historical heritage significance. It was recommended that the works within the study area proceed with caution, with an unexpected finds protocol in place.

Summary of potential harm

The activities under SSD-10479 included demolition and clearing of all existing built form structures, clearing of any vegetation, and bulk earthworks including 'cut and fill' to create flat development platforms for the warehouse buildings, and site stabilisation works. An Aboriginal Site Impact Recording Form was submitted for AHIMS 45-5-5467/ARKC Area 1, and the site card was updated to indicate that its status as destroyed.

The proposed works within Lot O under SSD-96107226 include the construction of a temperature-controlled warehouse and distribution centre on Lot O in the south-eastern portion of the Lot. These works will not adversely impact any valid Aboriginal and historical archaeological values within the current Biosis study area (Figure 1).

Heritage Advice

The results of the ACHA and HHA assessments previously conducted within 106–228 Aldington Road (Lot 200 DP1285691) in Kemps Creek, NSW have been summarised above. The results and recommendations of the assessments have been considered regarding the current Biosis study area, which incorporates Lot O, 200 Aldington Road, Kemps Creek, NSW.

The proposed works within Lot O are located in areas of low Aboriginal and historical archaeological potential. The proposed works are permitted to proceed with caution in these areas in line with the CHMP prepared by EMM Consulting (2023), namely the unexpected finds protocols.

The proposed works within Lot O will not impact any Aboriginal and historical archaeological values and are able to proceed within the bounds of the current Biosis study area, with the below recommendations in place.

Provide copy of LoA to RAPs

A copy of this letter will be provided to the RAPs for the ACHA conducted by Biosis. This LoA will keep RAPs updated on the works continuing within the study area and will continue to inform these groups about the management of Aboriginal cultural heritage sites in the vicinity of the study area throughout the life of the project. A copy of this correspondence can be found in Appendix 12.

Adhere to the CHMP

All Aboriginal objects and Places are protected under the *National Parks and Wildlife Act 1974* (NPW Act). While the SSD pathway negates the need to obtain Aboriginal Heritage Impact Permits (AHIP), Aboriginal cultural heritage is managed in the Conditions of Approval (CoA) provided in an SSD approval.

Where Aboriginal cultural heritage is concerned within the study area, the mitigation and management strategies outlined in the CHMP produced by EMM Consulting (2023) should be adhered to. This CHMP was formed in line with the CoA provided in the SSD (SSD-10479) approval. Failure to comply with the CHMP and the CoA could result in a breach of the NPW Act.

Table 1 Lot 200 CHMP management and mitigation measures EMM (2023)

CHMP section	Recommendation	Summary
4.2.2	Future site project	An update to the planning certificate of the property should be undertaken following construction to highlight to future users/owners the presence of an Aboriginal site within the project area
4.3.1	Cultural heritage inductions	All employees, contractors, sub-contractors and visitors involved in ground and non-ground disturbing activities will undergo an Aboriginal cultural heritage induction.
4.3.2	Unexpected finds protocols	All works within the location of the unexpected find must stop until properly assessed by a suitable qualified heritage Consultant and suitable management measures developed in consultation with Aboriginal representatives and Heritage NSW.

CHMP section	Recommendation	Summary
4.3.3	Changing heritage professional	Where the heritage consultant changes through the project, suitable hand over will be undertaken to minimise loss or mistranslation of the intent of the information, findings and future steps in relation to Aboriginal heritage.
4.5	Any proposed activity outside approved project area	<p>Any activity that may cause ground disturbance outside of the approved project area, or outside other existing approved areas under the development consent, will not occur without prior Aboriginal heritage assessment and other relevant legislative and internal approvals sought as required.</p> <p>Depending on the scope, nature and approval pathway of the proposed ground disturbance, the following may apply:</p> <ul style="list-style-type: none"> • If the proposed activity requires additional environmental assessment, such as a modification to the existing development consent, an Aboriginal heritage assessment will be completed in accordance with relevant assessment requirements as specified by Heritage NSW/DPE • If the proposed activity is permissible under the existing SSDA (ie an Aboriginal heritage impact permit (AHIP) not required), an Aboriginal heritage assessment must initially be completed to a level consistent with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010b) guidelines. Any potential impacts to known or newly identified Aboriginal objects will be managed in accordance with the unexpected finds procedures set out in Section 4.4 • If the proposed activity requires a separate approval pathway not permissible as part of the existing SSDA, then an Aboriginal heritage assessment must initially be completed to a level consistent with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010b) guidelines. Depending on the outcomes of the due diligence assessment, further investigation may be required in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (DECCW 2010c) and/or other relevant guidelines. If Aboriginal objects are likely to be impacted, further approvals under the National Parks and Wildlife Act 1974 and/or Environmental Planning and Assessment Act 1979 as required may be required prior to work being permissible.

Discovery of Aboriginal ancestral remains

Aboriginal ancestral remains may be found in a variety of landscapes in NSW, including middens and sandy or soft sedimentary soils. If any suspected human remains are discovered during any activity, you must:

1. Immediately cease all work at that location and not further move or disturb the remains.
2. Notify the NSW Police and Heritage NSW's Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location.
3. Not recommence work at that location unless authorised in writing by NSW Police and/or Heritage NSW.

Discovery of unanticipated historical relics

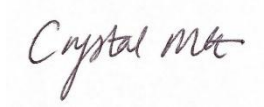
Relics are historical archaeological resources of local or State significance and are protected in NSW under the *Heritage Act 1977* (Heritage Act). Relics cannot be disturbed except with a permit or exception/exemption notification.

The results of the assessment conducted by Biosis determined that there was low potential for historical relics or archaeological material to be present within the study area. However, should unanticipated historical archaeology be discovered during the course of the project, work in the vicinity must cease and an

archaeologist contacted to make a preliminary assessment of the find. The Heritage Council will require notification if the find is assessed as a relic.

Please contact me on 0456 625 253 if you have any enquiries.

Yours sincerely,



Crystal Garabedian
Senior Heritage Consultant

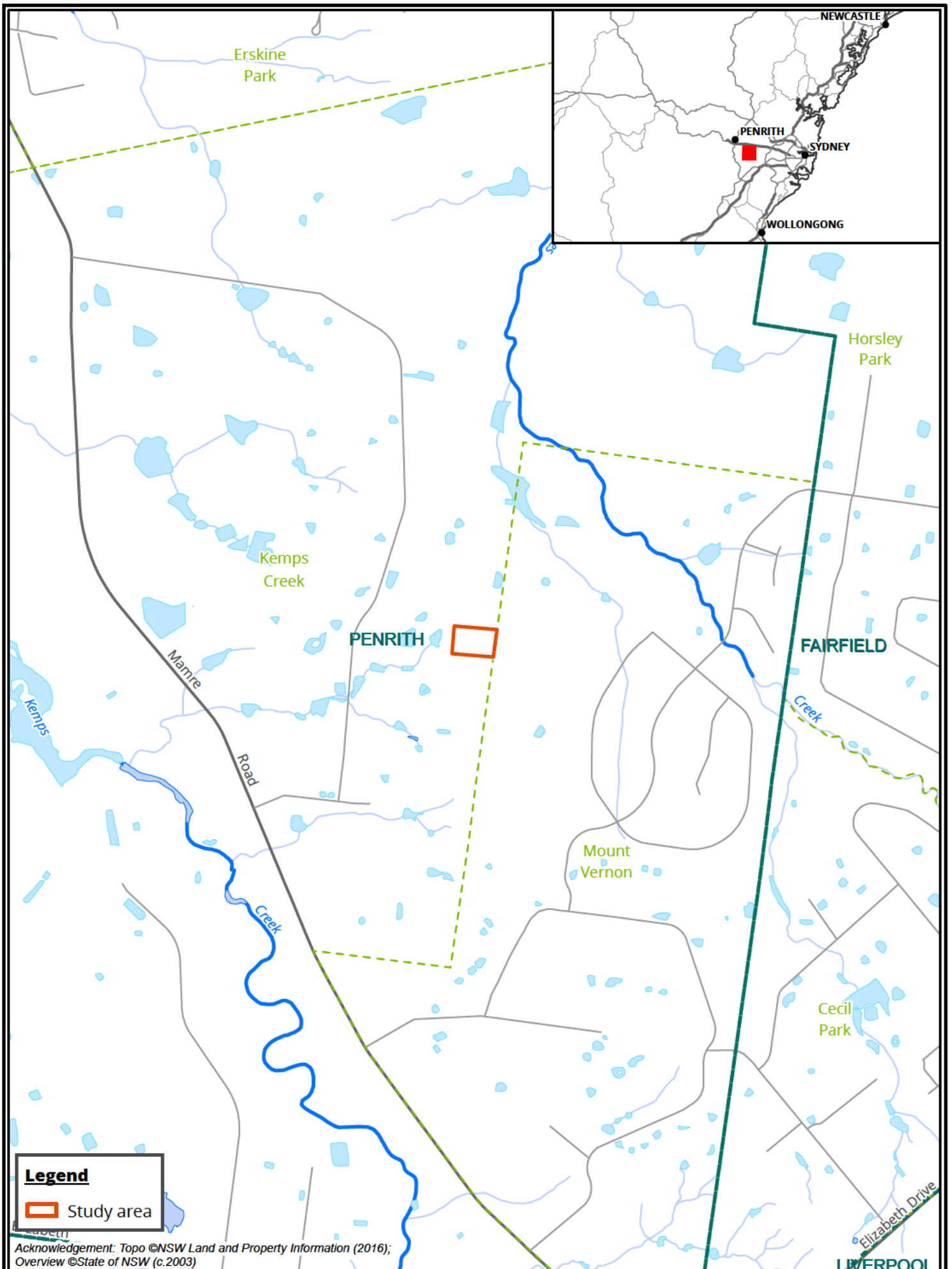
References


Biosis 2021. *200 Aldington Road Industrial Estate, Kemps Creek: Aboriginal Cultural Heritage Assessment*, Report prepared for Stockland on behalf of Fife Kemps Creek Pty Ltd.

DECCW 2010a. *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW*, Department of Environment and Climate Change, Sydney NSW.

DECCW 2010b. *Aboriginal Cultural Heritage Consultation Requirements for Proponents*, New South Wales Government Department of Environment and Climate Change, Sydney NSW.

EMM Consulting 2023. *200 Aldington Road Industrial Estate: Aboriginal Cultural Heritage Management Plan*, Prepared for Fife Kemps Creek Pty Ltd.



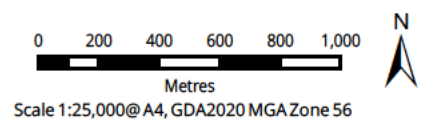
Legend
 Study area

Acknowledgement: Topo ©NSW Land and Property Information (2016);
 Overview ©State of NSW (c.2003)



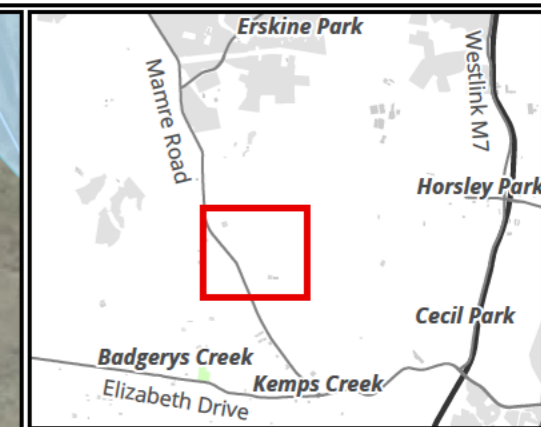
Figure 1 Location of the study area

Matter: 43550, Date: 29 September 2025,
 Prepared for: BB, Prepared by: JB, Last edited by: jbeckius
 Location: P:\43500s\43550\Mapping\43550_AldingtonRd_LotO
 Layout: 43550_LoA_F1_Locality



Page redacted.

Page redacted.



- Legend**
- Study area
 - Low archaeological potential
- Local Environmental Plan**
- Item - General

Figure 4 Results from the HHA

0 100 200
Metres

Scale: 1:7,000@ A3
Coordinate System: GDA2020 MGA Zone 56

biosis
APEM Group

Matter: 43550, Date: 02 October 2025,
Prepared for: BB, Prepared by: JB, Last edited by: jbeckius
Location: P:\43550s\43550\Mapping\
43550_AldingtonRd_Lot0,
Layout: 43550_LoA_F4_ResultsHHA

Acknowledgements: Basemap © Land and Property Information 2016; Imagery © Nearmap, May 2025

Appendix 1 AHIMS search results

THIS APPENDIX IS NOT TO BE MADE PUBLIC.

THE FOLLOWING APPENDIX HAS BEEN REDACTED FOR PUBLIC VIEWING.

Appendix 2 Consultation

Crystal Garabedian

From: Crystal Garabedian
Sent: Tuesday, 13 January 2026 3:44 PM
To: [REDACTED]
Subject: Lot O - 200 Aldington Road, Kemps Creek, State Significant Development - Project update (43550)
Attachments: 43550.Lot.O.200.Aldington.Road.Kemps.Creek.LoA.FIN02.20260113.pdf

Good afternoon,

You are receiving this email as you registered an interest in the Aboriginal Cultural Heritage Assessment (ACHA) conducted for a State Significant Development (SSD) at 106–228 Aldington Road, Kemps Creek.

The client received SSD approval (under SSD-10479) in 2023, and works have commenced on site. The client is now seeking to submit a new SSD application (SSD-96107226) to include the next stages of the development. Attached to this email is a letter that summarises the previous heritage assessments conducted for the study area, in addition to our recommendations in proceeding with the works within one of the lots, Lot O. The aim of this document is to provide the Registered Aboriginal Parties of the ACHA an update to the project and for you to keep for your records.

If you have any questions or concerns, please do not hesitate to reach out to me on the details below:

Crystal Garabedian
Senior Heritage Consultant
14/17–27 Power Avenue NSW 2015
0456 625 253
cgarabedian@biosis.com.au

Kind regards,
Crystal Garabedian

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Crystal Garabedian

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Sent: Tuesday, 13 January 2026 3:43 PM
To: [REDACTED]
Subject: Lot O - 200 Aldington Road, Kemps Creek, State Significant Development - Project update (43550)
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Crystal Garabedian

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Sent: Tuesday, 13 January 2026 3:43 PM
To: [REDACTED]
Subject: Lot O - 200 Aldington Road, Kemps Creek, State Significant Development - Project update (43550)
Attachments: 43550.Lot.O.200.Aldington.Road.Kemps.Creek.LoA.FIN02.20260113.pdf

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