

16 December 2025

**Stockland Fife Kemps Creek**

C/- Fife Capital  
L12, 89 York Street  
Sydney NSW 2000

**Your Ref:** SSD10479 / SSD-96107226

**Our Ref:** LTR059-01-19-609 Lot O Utility  
Infrastructure Status.docx

**Attention:** Development Manager

**RE: Infrastructure Provision – Demand for Lot O usage as proposed by SSD-96107226**

This letter provides details of the current status of the Utility Infrastructure that will service the 200 Aldington Road Kemps Creek Industrial Estate (the Estate) concept approval via SSD10479, including the development subject to SSD-96107226 on Lot O.

The SSD-96107226 seeks consent for :

- The construction of a warehouse and ancillary offices on Lot O at Kemps Creek Industrial Estate, 200 Aldington Road, Kemps Creek
- The modification 7 (in part) of the approved Concept Master Plan for Kemps Creek Industrial Estate (SSD-10479) in order to accommodate the proposed a temperature-controlled warehouse and distribution centre on Lot O.

The daily water/wastewater demand for this facility is estimated below, this is based on a standard warehouse and Sydney Water specified demands.

- i. 6.75kL water supply (based on 16,867/m2 building x 0.4L/m2)
- ii. 6.41kL wastewater discharge (based on 95% of PW demand)

The existing utility infrastructure in the vicinity of the broader estate site is a remnant of when the area was rural residential. Since 2020 the developer has worked with Sydney Water and other utilities providers to increase the capacity of the services to provide for the proposed development.

The utilities required for Lot O are being provided by the developer as a single stage being installed during the construction of the civil infrastructure (roads, stormwater etc.) for SSDA 10479 stage 1. The design allows for the development of all the developable lots within the Estate based on a standard demand (ie. Warehousing and general industrial).

Lot O does not seek or require upgrades to utilities or surrounding roads, beyond those proposed and approved under SSD10479 for the estate or those approved via Part 5 approval via Sydney Water (for water and wastewater lead in infrastructure).

The Estate design provides for all lots to have a connection to the utilities required, below is a list of these utility services and current design and approval status:

### **1. Potable water, Recycled Water, Wastewater.**

Lead in and Estate Potable Water designs have been approved by Sydney Water for:

- Potable water lead in – via a new 300mm water main along Aldington Road from Bakers Lane in the north (CN185885PW). Sydney Water has approved design and construction of this main. Construction commenced in May 2025 and will be completed in conjunction with the Aldington Road upgrade, with supply anticipated to be connected in May 2026.
- Potable and recycled water reticulation within the Estate (CN186839 and CN189449). Construction of the estate reticulation commenced on 1 November 2024, and is ongoing, following installation of kerb, it will be completed by February 2026.

Wastewater designs have been approved by Sydney Water for:

- Wastewater lead in – via a new 350mm wastewater main connected to the existing sewer network to the north in the Oakdale Estate, which is part of the St Mary's wastewater network (CN186885WW). Sydney Water approved design and construction of this gravity sewer main. Construction commence in May 2025 and is anticipated to be completed by February 2026, with commissioning in March 2026.
- Wastewater reticulation within the Estate (CN186839WW and 189449WW), has been completed, and will become operational on completion of the above lead in service and receipt of S73 certificate.

These services satisfy the requirements of Sydney Water identified in the SEARS request. Stormwater is separately reported below.

### **2. Electricity Supply**

The Estate electrical supply is via the South Eskine Park zone substation to the north via Bakers Lane and Aldington Road under (UIL6424). Construction of the supply is complete. An electrical design for Estate reticulation including street lighting and substations for known demand was approved by Endeavour Energy (UIS1063) and construction was completed in September 2025, and the site made live. Substations for the Lot O demand will be designed and approved as part of the Lot O detailed design and approval process.

### **3. Telecommunications Infrastructure**

The communications designs have been approved for construction including provision for NBN and Telstra services. Construction has commenced and follows the installation of the other services.

#### 4. Stormwater infrastructure

The existing and modified SSD10479 satisfies the requirements of the MRP DCP in relation to integrated stormwater management with provision for future connection to the Sydney Water Regional Stormwater Scheme, when this is available and interim measures until this time.

The changes to stormwater management proposed for Lot O between MOD 6 and MOD 7 are:

- SSD-96107226 Lot O Civil design - stormwater drainage network takes into account proposed lot and building extent. The Lot contributes to the southern catchment .
- The development of Lot O increases the runoff during the operational phase from previously approved development of SSD10479 stage 1 Estate infrastructure including Lot F plus Lot J , Lot K and Lot E (subject to approval). This increase in stormwater runoff from Lot O requires interim stormwater measures, prior to the MRP Stormwater scheme Stormwater pond/basin 13 becoming operational to ensure the development meets the operational stormwater controls of the MRP DCP. These interim measures are provided within the estate.
- Lot O includes a SQIDEP approved GPTs at the stormwater discharge from the lot.
- These amendments are described in detail in the MOD 7/ SSD-96107226 Stormwater Report included with the development application.

Passively irrigated street trees on public roads have been designed and approved by PCC via the Subdivision Works Certificate for civil infrastructure for the Estate, the installation of the street tree infrastructure and landscaping has commenced in accordance with the approved Landscaping Subdivision Works Certificate (issued by PCC 18 Feb 2025) and will be completed by Feb 2026.

#### 5. Water Management

The application does not propose any water demand from groundwater only reticulated potable and recycle water will be utilised for the site.

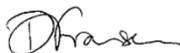
There is no proposal to intercept groundwater. Estate site works including installation of sewer at depth have demonstrated groundwater is highly unlikely to be intercepted during construction of the proposed warehouse on this lot.

#### 6. Existing easements

The presence of Transgrid easements on the site has been addressed in the design of the estate via SSD10479 and approval from Transgrid subject to standard conditions was received. Mod 7 and SSD-96107226 do not result in changes that impact these easements and the proposal is consistent with existing Transgrid approvals.

Should you have any questions, please don't hesitate to contact the undersigned.

Yours sincerely,



**Debbie Fransen**  
Senior Project Manager  
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