



Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek
(Lot 34 DP 1118173, Lot X DP 421633, Lot 1
DP 1018318, Lot Y DP 421633 & Lot 22 DP
258414)

Prepared by Willowtree Planning on behalf of
Frasers Property & Altis Property Partners

March 2019

ALTIS PROPERTY PARTNERS



Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

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Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub
657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

EXECUTIVE SUMMARY

This Community Consultation Report has been prepared by Willowtree Planning on behalf of the proponents, Frasers Property and Altis Property Partners. The Report has been prepared in accordance with a proposed Warehouse, Logistics and Industrial Facilities Hub at the identified Subject Site – 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414).

Consultation has been undertaken with community, individuals and organisations / agencies that are directly impacted, or within close proximity to the Subject Site.

To date, this Project has been supported by a dedicated program of communication, including State & Local Government meetings, community briefing / information sessions and meetings with neighbouring residents.

The purpose of the overall community and stakeholder and participation strategy was to ensure that all stakeholders were informed about the proposed development accordingly; and, subsequently had an opportunity to view the concepts and provide feedback prior to lodgement of the State Significant Development Application (SSDA).

The strategy and processes undertaken have been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development is administered. Feedback has predominantly focused on a desire to be kept informed of the proposed development throughout its progression. This being evident between both community members and relevant entities that have been engaged with.

It is important to note, that the feedback outlined throughout this Report should not be interpreted as being a complete representation of the full range of views from all stakeholders; however, it is an accurate assessment of the feedback recorded to date.

In line with the proponent's objective to seek formal consent for the proposed SSD, transparent and ongoing community and stakeholder engagement measures could be undertaken throughout the duration of the proposed concept Masterplan (if required).

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PART A CONSULTATION OVERVIEW

1.1 INTRODUCTION

This Community Consultation Report has been prepared by Willowtree Planning on behalf of the proponents, Frasers Property and Altis Property Partners. This Report has been prepared in accordance with a proposed Warehouse, Logistics and Industrial Facilities Hub at the identified Subject Site – 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414).

Frasers Property and Altis Property Partners have undertaken key stakeholder and community engagement as part of their overall consultation strategy. The community & stakeholder and participation strategy was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community on the key objectives and benefits of the Proposed Development and the overall vision of the Subject Site;
- Demonstrate that the Proposed Development is a responsible and responsive development, committed to listening to the community and stakeholders involved;
- Obtain valuable insights from the community and stakeholders during the preparation of the SSD Application; and,
- Ensure effective coordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The consultation strategy sets about informing people on the Proposed Development through various communication tools and activities. It is crucial that open, transparent and ongoing (key stakeholder and community) engagement continues to occur as the Proposed Development motions through its progressive stages.

Note: At the time of writing this Report, the status of communication and consultation with community groups, individuals and key stakeholders has reached the lodgement of the Environmental Impact Statement (EIS) stage, as per the requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued on the 14th of September 2018. The engagement undertaken to date, has not intended to provide a statistical analysis of support or objections, rather inform the community and key stakeholders of the Proposed Development.

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PART B SITE DESCRIPTION

2.1 SITE DETAILS

The Subject Site is legally defined as 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414). Existing Site attributes are noted as follows:

- In total, the Proposed Development Subject Site area is approximately 118-ha, with direct frontage to Mamre Road of approximately 1.1 kilometres (km);
- Access is readily available to the regional road network, including both the M4 and M7 Motorways, which further confirms the suitability of the Site for the proposed purpose;
- Topographically, the Subject Site is relatively flat, with a gradual slope in gradient from east to west;
- South Creek bounds the Subject Site to the west;
- The Warragamba Pipeline bounds the Subject Site to the north (controlled by Water NSW) and industrial development, known as "First Estate", developed by Altis that was approved under SSD 7173;
- Located north of the Water NSW Warragamba Pipeline, is Erskine Business Park, operating on a 24-hour, 7-day basis, containing businesses such as CEVA Logistics, CSR, Woolworths and Alvaro Transport;
- Rural and residential land holdings bound the Subject Site to both the south and east, adjacent to Mamre Road. These include rural and residential land holdings with some educational precincts (Trinity Primary School and Emmaus Catholic College) further to the east;
- Directly south of Bakers Lane on Lot X DP 421633, there are two (2) dam bodies of water, that will be removed as part of the proposed earthworks for the Proposed Development;
- The Subject Site is sparsely vegetated with scattered stands of trees and scrub. The Site is identified as containing pasture grasses that have been previously actively grazed;
- Ecological investigations by Ecoplanning indicate, that the condition of the identified Cumberland Plain Woodland, (a Critically Endangered Ecological Community (CEEC) listed under the *Commonwealth Environmental Protection and Biodiversity Act 1999* (EPBC Act) on the Subject Site), does not meet the relevant criteria, cause it to be classified as a Matter of National Environmental Significance (MNES). Consequently, referral to the Commonwealth is not required;
- Historically, the Subject Site was used primarily for pastoral and agricultural purposes; however more recent uses indicate that the Subject Site has included rural/residential uses and would therefore have inherent soil conditions that are uncontaminated and therefore considered suitable for the Proposed Development –a Warehouse, Logistics and Industrial Facilities Hub; and
- Review of the 10.7 (2) & (5) Planning Certificates and specialist studies confirms that a portion of the Subject Site (along its western boundary) is flood affected.

Figure 1 accurately identifies the Subject Site and surrounding context.

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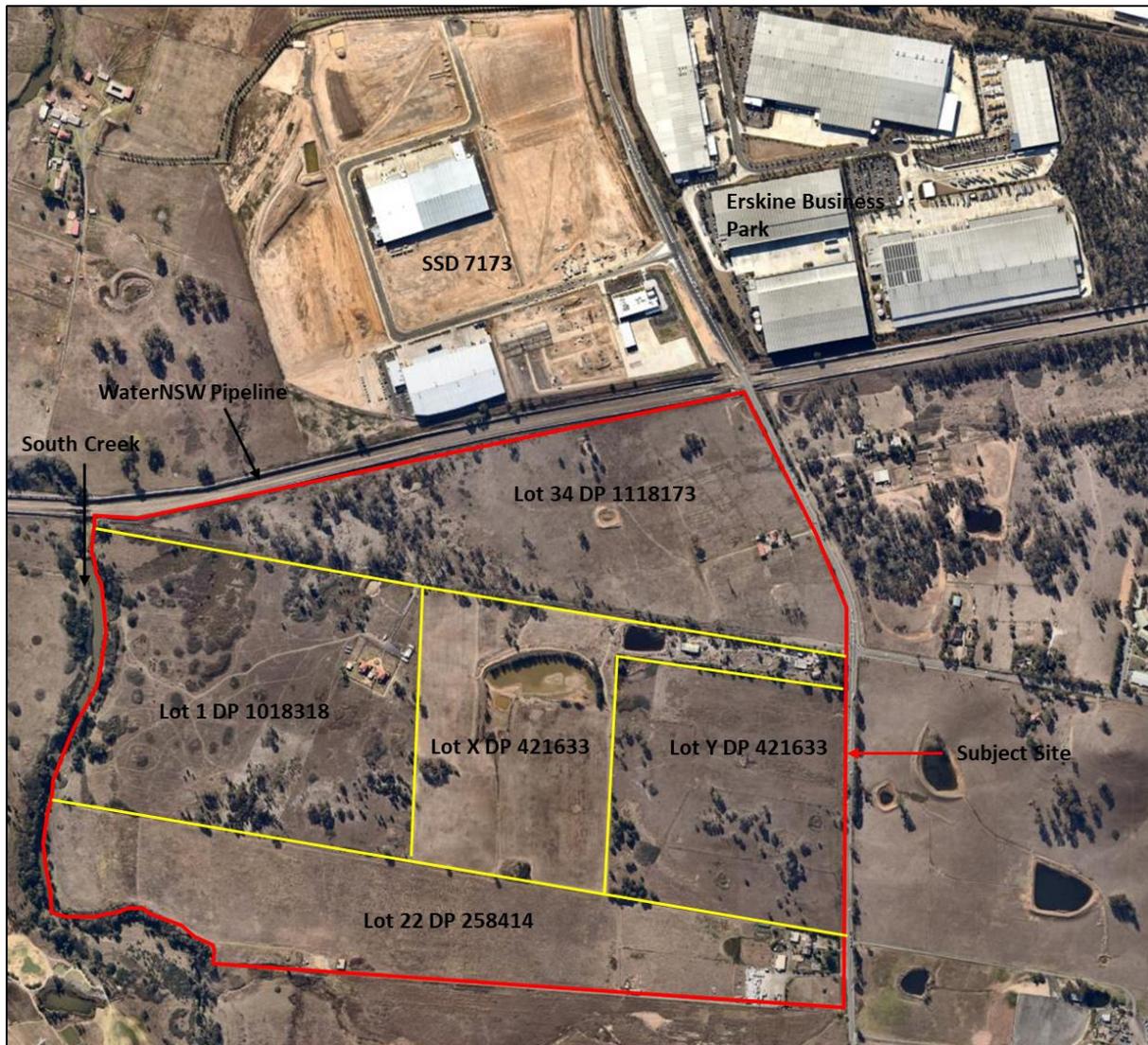


Figure 1 Subject Site and Surrounding Context (NearMaps, 2018)

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PART C STAKEHOLDER IDENTIFICATION

Consultation with community groups, individuals and Government Agencies has focused on providing general project information with regard to the Proposed Development.

Stakeholders in the following table (**Table 1**) were identified as key groups and agencies identified in the SEARs, that as a result of the proposed Warehouse, Logistics and Industrial Facilities Hub, Frasers Property and Altis Property Partners were required to engage with.

Table 1: Stakeholder Identification	
Stakeholder Category	Identified Stakeholders
State Government	<ul style="list-style-type: none">- Greater Sydney Commission;- Roads and Maritime Services;- Transport for NSW;- Office of Environment and Heritage;- Environment Protection Authority;- Fire and Rescue NSW;- NSW Rural Fire Service;- Department of Industry – Crown Lands and Water; and,- WaterNSW
Local Government	<ul style="list-style-type: none">- Penrith City Council- Sydney Water
Local Community Members	161 identified premises and businesses throughout the community consultation process (refer to Table 2).

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PART D CONSULTATION

Commencing in May 2018, the engagement tools and activities have been specifically directed towards local consultation with an emphasis on different target groups with an interest in the Proposed Development.

Given the range of key stakeholders involved, a coordinated program of communication and engagement (forming the overall consultation strategy) was developed to support the overall planning process. This involved, providing a range of open consultation sessions to enable feedback and input from the different stakeholders, community groups and individuals.

The consultation undertaken to date has been designed to inform and build awareness of the Proposed Development, concerning the proposed Warehouse, Logistics and Industrial Facilities Hub, as-well-as identify key issues and opportunities and establish a framework for ongoing dialogue.

To date, this Project has included a dedicated program of communication including meeting with the NSW Department of Planning & Environment (DP&E), Penrith City Council, and other key stakeholders and community members impacted or potentially impacted by the proposed development.

4.1 NSW DEPARTMENT OF PLANNING & ENVIRONMENT

A meeting was held with the NSW DP&E on 14 June 2018 to discuss the proposed State Significant Development (inclusive of general discussions surrounding the proposed development) at the identified Subject Site concerning a joint venture between Frasers Property and Altis Property Partners. The meeting focused on planning considerations with regard to the Subject Site and wider locality as-well-as any stakeholder engagement / consultation that is to occur throughout the application process; and, indicative timeframes surrounding the subject SSDA.

The matters discussed at the meeting are further detailed in the meeting minutes provided (refer to **Appendix B**) and are considered throughout the entirety of the EIS document.

Pursuant to the NSW DP&E entertaining a preliminary planning meeting, Shane Geha (EG Advisory) on behalf of Frasers Property and Altis Property Partners, issued a letter (dated 6 July 2018) confirming the intentions to lodge a SSDA for a proposed Warehouse, Logistics and Industrial Facilities Hub (refer to **Appendix C**).

A meeting was held with the NSW DP&E on the 24th of January 2019 to discuss the information provided as part of the adequacy review, which was submitted to the NSW DP&E on the 21st of December 2018. The agenda items drawn from the meeting have been satisfactorily addressed and are captured within the entirety of this EIS.

As a result of the meetings held with the NSW DP&E, SEARs were issued on the 14th September 2018, for which have been considered and satisfactorily addressed within the contents of this EIS and corresponding consultant reports, detailed within **Appendix 7-39** of this EIS. Further assessment regarding the satisfaction of the SEARs is provided within **Table 1** of this EIS.

4.2 PENRITH CITY COUNCIL

On 2 May 2018, an initial Pre-DA Meeting was held at Penrith City Council with various Council representatives, for which the time was utilised to inform the participants of the intentions of the overall project concerning the joint venture between Frasers Property and Altis Property Partners for the potential to seek consent for (within the Penrith LGA) a proposed Warehouse, Logistics and Industrial Facilities Hub (refer to **Appendix D**).

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A formalised Pre-DA Meeting since took place on both the 13th and 20th August 2018, for which planning considerations concerning the proposed SSD were discussed at length.

A further meeting with Penrith City Council was attended by the Proponents in later November 2018, for which the following agenda items were discussed, including:

- A complete Overland Flow Report was submitted to Council regarding the entire flood patterns experienced in and around the Subject Site, including properties up and down stream.
- Nicole Dunkinfield noted, that the Model utilised, must include increase in velocity in the Sydney Water Pipeline.
- Plans are to be submitted, which detail the degree of re-engineering required at South Creek.
- Detention Basin details and designs are to be provided for all areas below the 1:100 flood event levels.

4.3 GREATER SYDNEY COMMISSION

On 29 March 2017, a briefing meeting was held with the Greater Sydney Commission (GSC), informing GSC of the Site, the proposed development and ultimately the potential for employment generation as a result of the proposed development (refer to **Appendix L**).

A meeting was held with the Greater Sydney Commission on the 10th December 2018 to discuss the Proposed Development. The matters discussed throughout the meeting included the following agenda items, including:

- The use of Non-Urban Land identified in the LUIIP;
- The importance of achieving both, job creation and the "Parkland City";
- The requirement to implement the South Creek Corridor;
- Water Management Plan;
- Use adjoining the South Creek Corridor;
- Whether the land deemed to be Non-Urban Land will be compensable;
- Queries regarding Penrith City Council's position on the Proposed Development; and
- GSC advised to liaise with Infrastructure NSW, whom they will provide a contact.

4.4 ROADS AND MARITIME SERVICES

A meeting was held at the RMS Offices on Argyle Street, Parramatta on 10th of April 2018 to discuss the Proposed Development and provide an overview of the access strategy, both internal and external to the Site.

A meeting was held at the RMS Offices on Argyle Street, Parramatta on 26 July 2018 to discuss the proposed State Significant Development, specifically the associated impacts on traffic contrasted to various components of the proposed development (refer to **Appendix E**).

A meeting was held at the RMS Offices on Argyle Street, Parramatta on 7th of March 2019 to discuss the proposed State Significant Development, specifically the associated impacts on traffic contrasted to various components of the Proposed Development and access to the site off Mamre Road.

4.5 TRANSPORT FOR NSW

A meeting was held with TfNSW on 13th of April 2018 to discuss the proposed freight rail corridor and understand the implications on the proposed SSD Application.

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A meeting was held with the TfNSW on 21 August to discuss the proposed freight rail corridor to formulate a better understanding of the implications with regard to the proposed SSDA (refer to **Appendix F**).

4.6 SYDNEY WATER

A meeting was held with Sydney Water on 14 June 2018 to discuss the proposed State Significant Development, specifically the planning considerations concerning Sydney Water (refer to **Appendix G**).

In a letter dated the 8th of November 2018, addressed to the Proponents, Sydney Water confirm, that the Subject Site can be adequately serviced to the available potable water and waste water services, via augmentation of available services within close proximity to the Subject Site.

4.7 LOCAL COMMUNITY

The community consultation process commenced in September 2018 with the distribution of letters to key stakeholders and door-knocking / 'letterbox drop' activities at local residences that were identified adjoining the Subject Site or within close proximity to the Subject Site. The purpose of the consultation process was to formally advise the immediate and wider community of the intended consultation activities. This was followed by a series on community consultation / information sessions to explain the aims and scope of the proposed development in further detail.

4.7.1 LETTER NOTIFICATION AND COMMUNITY BRIEFING SESSIONS

A 'letterbox drop' was undertaken by Willowtree Planning to inform the adjoining landowners and landowners within close proximity of the Subject Site of the proposed development. The proportion of landowners that received notifications is included in **Appendix A & H**. Additionally, the notification detailed the two (2) community consultation / information sessions that were taking place, where they could find out further information.

The 'letterbox drop' was undertaken on 14 September 2018 (refer to **Table 2**).

Table 2: Consultation Undertaken with Adjoining Landowners		
Address	Letter Box Drop	Contact Date of Letter Box Drop
Bakers Lane		
21-43 Bakers Lane, Kemps Creek	Y	14/09/2018
Mamre Anglican School – 45-59 Bakers Lane, Kemps Creek	Y	14/09/2018
112/85 Bakers Lane, Kemps Creek (i.e. Trinity Primary School, Emmaus Catholic College, Emmaus Retirement Village & Catholic Healthcare Emmaus Village)	Y	14/09/2018
Aldington Road		
1-23 Aldington Road, Kemps Creek	Y	14/09/2018
Sarah Andrews Close		
1-27 Sarah Andrews Close, Erskine Park	Y	14/09/2018
28 Sarah Andrews Close, Erskine Park	Y	14/09/2018

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29-34 Sarah Andrews Close, Erskine Park	Y	14/09/2018
35-44 Sarah Andrews Close, Erskine Park	Y	14/09/2018
45-59 Sarah Andrews Close, Erskine Park	Y	14/09/2018
Luddenham Road		
202-210 Luddenham Road, Orchard Hills	Y	14/09/2018
212-214 Luddenham Road, Orchard Hills	Y	No contact made. Property is for sale.
216 Luddenham Road, Orchard Hills	Y	No contact made. Property is for sale.
222-224 Luddenham Road, Orchard Hills	Y	No contact made. Property is for sale.
226-228 Luddenham Road, Orchard Hills	Y	No contact made. Property is for sale.
230-234 Luddenham Road, Orchard Hills	Y	No contact made. Property is for sale.
236-238 Luddenham Road, Orchard Hills	Y	No contact made. Property is for sale.
240-244 Luddenham Road, Orchard Hills	Y	No contact made. Property is for sale.
246-248 Luddenham Road, Orchard Hills	Y	14/09/2018
250-254 Luddenham Road, Orchard Hills	Y	14/09/2018
256 Luddenham Road, Orchard Hills	Y	14/09/2018
262-266 Luddenham Road, Orchard Hills	Y	Spoke to resident about proposed development. No issues raised.
268-288 Luddenham Road, Orchard Hills	Y	14/09/2018
320-326 Luddenham Road, Orchard Hills	Y	14/09/2018
339-363 Luddenham Road, Luddenham	Y	14/09/2018
Comargo Lane		
2 Comargo Lane, Luddenham	Y	14/09/2018
4 Comargo Lane, Luddenham	Y	14/09/2018
6 Comargo Lane, Luddenham	Y	14/09/2018
8 Comargo Lane, Luddenham	Y	14/09/2018
10 Comargo Lane, Luddenham	N – Under Construction	14/09/2018
Twin Creeks Drive		
2-8 Twin Creeks Drive, Luddenham (Twin Creeks Golf and Country Club)	Y – Sent by Post	14/09/2018
5 Twin Creeks Drive, Luddenham	Y	14/09/2018
7 Twin Creeks Drive, Luddenham	Y	14/09/2018
9 Twin Creeks Drive, Luddenham	Y	14/09/2018

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11 Twin Creeks Drive, Luddenham	Y	14/09/2018
13 Twin Creeks Drive, Luddenham	Y	14/09/2018
15 Twin Creeks Drive, Luddenham	Y	14/09/2018
17 Twin Creeks Drive, Luddenham	Y	14/09/2018
19 Twin Creeks Drive, Luddenham	Y	14/09/2018
21 Twin Creeks Drive, Luddenham	Y	14/09/2018
14 Twin Creeks Drive, Luddenham	Y	14/09/2018
16 Twin Creeks Drive, Luddenham	Y	14/09/2018
18 Twin Creeks Drive, Luddenham	Y	14/09/2018
20 Twin Creeks Drive, Luddenham	Y	14/09/2018
22 Twin Creeks Drive, Luddenham	Y	14/09/2018
24 Twin Creeks Drive, Luddenham	Y	14/09/2018
26 Twin Creeks Drive, Luddenham	Y	14/09/2018
28 Twin Creeks Drive, Luddenham	Y	14/09/2018
30 Twin Creeks Drive, Luddenham	Y	14/09/2018
32 Twin Creeks Drive, Luddenham	Y	14/09/2018
34 Twin Creeks Drive, Luddenham	Y	14/09/2018
36 Twin Creeks Drive, Luddenham	Y	14/09/2018
Medinah Avenue		
1a Medinah Avenue, Luddenham	Y	14/09/2018
1 Medinah Avenue, Luddenham	Y	14/09/2018
3 Medinah Avenue, Luddenham	Y	14/09/2018
5 Medinah Avenue, Luddenham	Y	14/09/2018
7 Medinah Avenue, Luddenham	Y	14/09/2018
9 Medinah Avenue, Luddenham	Y	14/09/2018
11 Medinah Avenue, Luddenham	Y	14/09/2018
13 Medinah Avenue, Luddenham	Y	14/09/2018
15 Medinah Avenue, Luddenham	Y	14/09/2018
17 Medinah Avenue, Luddenham	Y	14/09/2018
19 Medinah Avenue, Luddenham	Y	14/09/2018

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21 Medinah Avenue, Luddenham	Y	14/09/2018
23 Medinah Avenue, Luddenham	Y	14/09/2018
25 Medinah Avenue, Luddenham	Y	14/09/2018
27 Medinah Avenue, Luddenham	Y	14/09/2018
29 Medinah Avenue, Luddenham	Y	14/09/2018
2 Medinah Avenue, Luddenham	Y	14/09/2018
4 Medinah Avenue, Luddenham	Y	14/09/2018
6 Medinah Avenue, Luddenham	Y	14/09/2018
8 Medinah Avenue, Luddenham	Y	14/09/2018
12 Medinah Avenue, Luddenham	Y	14/09/2018
14 Medinah Avenue, Luddenham	Y	14/09/2018
16 Medinah Avenue, Luddenham	Y	14/09/2018
24 Medinah Avenue, Luddenham	Under Construction	14/09/2018
26 Medinah Avenue, Luddenham	Y	14/09/2018
Pine Valley Crescent		
2 Pine Valley Crescent, Luddenham	Y	14/09/2018
4 Pine Valley Crescent, Luddenham	Y	14/09/2018
6 Pine Valley Crescent, Luddenham	Y	14/09/2018
8 Pine Valley Crescent, Luddenham	Y	14/09/2018
10 Pine Valley Crescent, Luddenham	Y	14/09/2018
12 Pine Valley Crescent, Luddenham	Y	14/09/2018
3 Pine Valley Crescent, Luddenham	Y	14/09/2018
5 Pine Valley Crescent, Luddenham	Y	14/09/2018
7 Pine Valley Crescent, Luddenham	Y	14/09/2018
9 Pine Valley Crescent, Luddenham	Under Construction	14/09/2018
11 Pine Valley Crescent, Luddenham	Y	14/09/2018
13 Pine Valley Crescent, Luddenham	Y	14/09/2018
15 Pine Valley Crescent, Luddenham	Y	14/09/2018
17 Pine Valley Crescent, Luddenham	Y	14/09/2018
Crystal Downs Close		

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2 Crystal Downs Close, Luddenham	Y	14/09/2018
3 Crystal Downs Close, Luddenham	Y	14/09/2018
4 Crystal Downs Close, Luddenham	Y	14/09/2018
5 Crystal Downs Close, Luddenham	Y	14/09/2018
6 Crystal Downs Close, Luddenham	Y	14/09/2018
7 Crystal Downs Close, Luddenham	Y	14/09/2018
8 Crystal Downs Close, Luddenham	Y	14/09/2018
Doral Grove		
3 Doral Grove, Luddenham	Y	14/09/2018
4 Doral Grove, Luddenham	Y	14/09/2018
5 Doral Grove, Luddenham	Y	14/09/2018
6 Doral Grove, Luddenham	Y	14/09/2018
7 Doral Grove, Luddenham	Y	Spoke to resident about proposed development. No issues raised.
8 Doral Grove, Luddenham	Y	14/09/2018
9 Doral Grove, Luddenham	Y	14/09/2018
10 Doral Grove, Luddenham	Y	14/09/2018
11 Doral Grove, Luddenham	Y	14/09/2018
Pennard Crescent		
3 Pennard Crescent, Luddenham	Y	14/09/2018
5 Pennard Crescent, Luddenham	Y	14/09/2018
7 Pennard Crescent, Luddenham	Y	14/09/2018
9 Pennard Crescent, Luddenham	Y	14/09/2018
11 Pennard Crescent, Luddenham	Y	14/09/2018
15 Pennard Crescent, Luddenham	Y	14/09/2018
2 Pennard Crescent, Luddenham	Y	14/09/2018
4 Pennard Crescent, Luddenham	Under Construction	14/09/2018
6 Pennard Crescent, Luddenham	Y	14/09/2018
8 Pennard Crescent, Luddenham	Y	14/09/2018
10 Pennard Crescent, Luddenham	Y	14/09/2018
12 Pennard Crescent, Luddenham	No Letterbox	14/09/2018
14 Pennard Crescent, Luddenham	Y	14/09/2018
16 Pennard Crescent,	Y	14/09/2018

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Luddenham		
Mamre Road		
654-674 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
676-702 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
754-770 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
772-782 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
788-804 Mamre Road Kemps Creek	N – Farmland (not residential)	14/09/2018
806-824 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
826-842 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
844-862 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
864-882 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
884-902 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
771-781 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
783-797 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
799-803 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
805-817 Mamre Road, Kemps Creek	N – Farmland (not residential)	14/09/2018
819-831 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
833-843 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
845-857 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
859-869 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
871-883 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
885-899 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
901 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
917 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
919-929 Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
931a Mamre Road, Kemps Creek	Y – Sent by Post	14/09/2018
Woodhall Place		
2 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018
4 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018
6 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018
1 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018
3 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018

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5 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018
7 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018
9 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018
11 Woodhall Place, Luddenham	Y – Sent by Post	14/09/2018

4.7.2 NEWSPAPER ADVERTISEMENTS

A newspaper advertisement was formally advertised in the Penrith Press the printing week commencing 13 September 2018.

A copy of the newspaper advertisement can be found in **Appendix I**.

4.7.3 CONSULTATION SESSIONS

Engagement activities forming part of the overall strategy included:

- Two (2) community / information sessions were held on 22 and 25 September 2018 at Twin Creeks Golf & Country Club, where members of the community were able to view the proposed development (via Architectural Plans) and raise any issues with representatives from Frasers Property, Altis Property Partners and Willowtree Planning. There was a total of one (1) attendee recorded on 22 September 2018 and a total of three (3) attendees recorded on 25 September 2018.

Table 3 below identifies the results of the two (2) consultation sessions undertaken. Additionally, Frasers Property and Altis Property Partners are committed to working closely with its neighbouring community members throughout the development process.

Table 3: Twin Creeks Golf & Country Club Community Consultation Information Session			
Name & Address	Time	Comments	Objections (Y/N)
22 September 2018			
David Bunyan – Medinah Avenue	11:00am	Questions were posed concerning proposed heights and traffic along the Bakers Lane and Mamre Road interfaces, specifically how the proposed development would impact on the notable school's further east of the Subject Site.	No
25 September 2018			
N/A	N/A	<ul style="list-style-type: none">What is stored in the proposed warehouses?Who owns the land?	No
Malama Psarianos – Penrith, NSW, 2750	6:00pm	<ul style="list-style-type: none">Excellent concept plans – “ticks all of the boxes with me”.	No
Wayne Kapp – Bossley Park, NSW, 2176	6:00pm	<ul style="list-style-type: none">“Great concept, loved the plans. Hope it goes ahead.”	No

4.7.4 CONSULTATION MATERIALS

A copy of the community information session display boards (Architectural Plans) can be found in **Appendix J**.

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4.7.5 ADDITIONAL CONSULTATION

At the time of lodgement, the consultation undertaken is considered suffice with regard to a formal response to the SEARs issued 14 September 2018. Further community consultation could be carried out with the local community, if required.

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PART E CONSULTATION OUTCOMES

5.1 SUMMARY OF KEY MATTERS

A key objective of the consultation undertaken to date has been to educate and facilitate engagement between the proponent and the key stakeholders, including relevant entities and organisations as-well-as community members. This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development, for purposes of a proposed Warehouse, Logistics and Industrial Facility Hub. Although feedback has predominantly focused on a desire to be kept informed about the Project, areas queried are summarised in **Table 4** below.

Table 4: Summary of Key Matters for Consideration	
Issue	Detail
Traffic and Parking	A comprehensive Traffic Impact Assessment would be undertaken as part of the SSDA and assess the relevant topics discussed with DP&E, RMS and TfNSW with regard to the Subject Site and implications on traffic and parking.
Height	The proposed height of buildings throughout the proposed development would be built to complement and transition the wider Western Sydney Employment Area (WSEA).
Views	Aesthetically pleasing architectural landscaped designs would form part of the proposed development. As part of the SSDA, proposed buildings would not be higher than 15 m; therefore, views would not be compromised. Additionally, consideration would be given to solar access, overshadowing, and privacy & amenity impacts.
Heritage	Further archaeological testing / surveying is currently being undertaken by a specialised consultant. Any mitigation measures and recommendations would be adhered to accordingly.
Flora and Fauna	A Biodiversity Impact Assessment Report is currently being undertaken by a specialised consultant. Any mitigation measures and recommendations would be adhered to accordingly.
Engagement	Engagement would be ongoing with affected community members and key agencies involved.

Key matters raised have influenced the overall design of the Masterplan and detailed built form that consent is sought for.

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PART F FUTURE CONSULTATION

At the time of writing this Community Consultation Report, the status of communication and formal consultation with community groups, individuals and organisations / agencies is at the lodgement of the EIS stage, as per the requirements of the SEARs, that were subsequently issued 14 September 2018.

In line with the intention for the Warehouse, Logistics and Industrial Facilities Hub to be constructed, transparent and ongoing community consultation / engagement, and a range of additional communication activities would be undertaken, should the approval of the subject SSDA occur.

In addition, it is anticipated that pursuant to lodgement, the proposed SSDA would be required to be publicly exhibited for 28 days.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s).
- A notice on the NSW Department of Planning and Environments website.
- Written correspondence to adjoining and surrounding landowners.

The corresponding EIS and specialist / consultant reports would also be publicly exhibited at the NSW DP&E office, as-well-as any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

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PART G CONCLUSION

Consultation was undertaken with community groups, individuals and Government organisations with an interest in the proposed development.

To date, this State Significant Development has included a dedicated program of communication including State and Local Government agencies, and community information sessions.

This process / strategy has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development.

The feedback outlined in this Report should not be interpreted as representing the full range of views from all stakeholders.

In line with the intention for the proposed Warehouse, Logistics and Industrial Facilities Hub to be constructed, transparent and ongoing community engagement, and a range of additional communication activities would be undertaken.

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APPENDIX A – Resident Notification Letter

Attention: Owner / Occupier

RE: CONSULTATION LETTER – STATE SIGNIFICANT DEVELOPMENT (SSD) 9522 – PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITY HUB – 679-769 MAMRE ROAD, KEMPS CREEK (LOT 34 DP 1118173, LOT X DP 421633, LOT 1 DP 1018318, LOT Y DP 421633 & LOT 22 DP 258414)

To the Owner / Occupier,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of a joint venture between Frasers Property Australia (Frasers Property) and Altis Property Partners Pty Ltd (Altis Property Partners). The proposed development seeks consent for the construction and operation of a Warehouse and Logistics Hub on the portion of land described as 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414). The proposed Warehouse and Logistics Hub would also include an internal estate road(s), ancillary hardstand, amenities and office space to be constructed to support the intended use; and, associated infrastructure and civil works across the Subject Site in a staged manner to provide a suitable platform for the proposed development.

Under Schedule 1, Part 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), the process of applying for and the categorisation of a proposed development to be considered as State Significant Development (SSD), requires that the Capital Investment Value (CIV) be greater than AU\$50 Million, concerning proposals with regard to Warehouses or Distribution Centres. The proposed development is considered SSD, for which it would be lodged to and determined by the NSW Department of Planning and Environment (DP&E).

Accordingly, a formal request for the Secretary's Environmental Assessment Requirements (SEARs) was submitted to the NSW DP&E on 15 August 2018. The SEARs require, that during the preparation of the Environmental Impact Statement (EIS), consultation is to be carried out with relevant Commonwealth, State and Local Government authorities, service providers, community groups and **affected landowners**.

An EIS is currently being prepared in accordance with the SEARs in order to seek approval for a Masterplan and all built form for the proposed Warehouse and Logistics Hub. Whilst the Masterplan is subject to ongoing planning and design refinement, the proposed SSD broadly encompasses a two (2) stage development comprising of five (5) designated sites equating to approximately 112 hectares (ha) of total site area; and, 96.3 ha of developable site area.

The EIS would describe, assess and justify the proposed development in light of suitability of the Subject Site, the regional and local context, and relevant legislation and policy. Consideration is also being offered to the environmental, social and economic impacts of the proposed development, as-well-as mitigation measures to avoid any adverse impacts being nominated.

STATE SIGNIFICANT DEVELOPMENT (SSD)

Proposed Warehouse, Logistics and Industrial Facility Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

Based on preliminary assessment the proposed development could be accommodated without generating impacts that are considered unacceptable by the relevant legislation. Furthermore, the proposed Warehouse and Logistics Hub would be consistent with the objectives outlined in *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, particularly, the provision of employment-generating development within an area designated for such purposes.

It is considered that the proposed development would not exhibit any adverse impacts, rather would offer substantial benefits to the western Sydney region associated with the delivery of a new Warehouse and Logistics Hub.

The proposed Masterplan will be on display during the two (2) community consultation sessions, which will be held at Twins Creek Golf Club during the following information sessions:

- Saturday 22 September 2018 from 10am – 12pm; and,
- Tuesday 25 September 2018 from 6pm – 8pm.

Should you wish to discuss, please contact our consultant planners, Andrew Cowan or Travis Lythall of Willowtree Planning Pty Ltd on (02) 9929 6974.

Yours faithfully,



Paul Solomon
Planning and Infrastructure Manager Northern Region
Frasers Property Australia



Stephen O'Connor
Project Director
Altis Property Partners

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX B – NSW DP&E Meeting Minutes

MEETING AGENDA

To: Bruce Colman/ Brett Whitworth/ KellyMcNicoll/ Chris Ritchie – Department of Planning
Andrew Cowan – Willowtree Planning
Shane Geha – EG
Steve O'Connor, Shaun Hannah – Altis Property Partners
Paul Solomon, Ian Barter – Frasers Property Australia

Date: 14 June 2018

Time: 4pm

Location: DoP&E, Level 27, 320 Pitt St, Sydney

Re: Mamre South SSD Project

Introductions

- Attendee Introductions
 - Discussion on Joint Venture Partnership (Altis and Frasers)
 - Ownership and land owner support
-

Planning Considerations

- Western Sydney Employment Area SEPP, State and Regional Development SEPP and Minters Legal Advice
 - Objectives of the WSEA SEPP
 - Review of the Minters Legal Advice
 - The ability to develop and create employment in the short term (1-2 years) without the need to wait for Government infrastructure like the remaining areas of the Western Sydney Priority Growth Area.
 - Water & Sewer Servicing – no cost to Government, minor extension of adjacent site servicing
 - WSFL corridor – consideration of possible corridor into development scheme
 - Western Sydney Airport Growth area – staging & development activities
 - Southern Link Road – incorporation of road into Masterplan, with works proposed by the developer, accounted for in a Voluntary Planning Agreement
-

Stakeholder Consultation

- Land owners
 - Penrith Council
 - Department of Planning & Environment
 - Greater Sydney Commission
 - Utility service providers
 - RMS
-

Miscellaneous

- Timeframe and process
-

General Discussion

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

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APPENDIX C – NSW DP&E – EG Response

NSW DEPARTMENT OF PLANNING AND ENVIRONMENT
GPO Box 39
Sydney NSW 2001

6 July 2018

Attention: Brett Whitworth, Executive Director, Strategic Planning and Programs
Copy: Chris Ritchie

Dear Mr Whitworth,

Proposed State Significant Development- Warehouse & Logistics Hub
Mamre Road, Kemps Creek

EG Advisory, on behalf of Frasers Property Australia and Altis Property Partners, have prepared this submission in relation to a proposed Warehouse and Logistics Hub at Mamre Road, Kemps Creek.

It is our intention to lodge a State Significant Development (SSD) Application in line with the State and Regional Development SEPP, the requirements of which are satisfied in full.

In particular, we refer to the Department of Planning and Environment's (the Department) letter dated 24 May 2018, where the Department has identified a number of issues that require addressing. These matters are as follows:

1. Servicing decisions about water and wastewater within the South Creek Catchment.
2. The resolution of the freight rail corridors through the Western Sydney Employment Area remains outstanding;
3. The potential staging and development opportunities associated with the Western Sydney Airport Growth Area are yet to be determined; and

4. A key internal road, the Southern Link Road, has not been settled from a location or design perspective.

To initiate the SSD process we provide a detail response to each item above. Please refer below for a summary of the key points;

1. Servicing decisions about water and wastewater within the South Creek Catchment and Evaluation of Probable Maximum Flood

In determining servicing decisions for sewer and stormwater for the site and the region, a holistic Water Cycle Management Strategy will be prepared for the State Significant Development Application for the proposed Mamre South Precinct development.

Specific studies relating to Flood Management and Evacuation Plans for South Creek, its catchment and surrounds, is already commissioned and under way, and will be submitted with the Environmental Impact Statement.

The Water Cycle Management Strategy will be guided by industry best practice principles including Water Management measures. The Strategy will include conceptual sizes and locations for elements of the stormwater management network, including detention and water-quality-treatment infrastructure, and maintenance requirements in determining the best water cycle management option. This will be subject to further detailed assessment during the design phase based on detailed site surveys, detailed site hydrological surveys; geotechnical and soil investigations. Further detail in full will be part of the Environmental Impact Assessment to be submitted as part of the State Significant Development Application, submitted to the Department for evaluation.

Modelling of a range of storms has been completed for the property including the 5% Annual Exceedance Probability (AEP), 1% AEP, 0.5% AEP and the Probable Maximum Flood (PMF) design storms. The flood assessment, and proposed design for the Estate and Estate building pad levels, have been completed in accordance with Part C3 of Penrith City Council Development Control Plan and the NSW Floodplain Development Manual.

The requirements for flood planning and flood immunity for commercial and industrial development, as defined in the documents quoted above, have been adopted in the design, where all Estate pad levels are higher than the 1%

AEP event, plus 500 mm of freeboard. This provides a suitable and societally accepted level of flood risk for the development. The design and development extent for this project has also considered the 1% AEP event and specific filling criteria as defined by Penrith Council in their DCP Part C3.

Consideration of safe egress for storms greater than the 1 % AEP, up to the PMF has also been made for the development site (also per recommendations of the above documents). The PMF flood event has been modelled by Costin Roe Consulting Engineers and was found to vary between RL 36 m AHD at the upstream southern end of the Site and RL 35 m AHD at the downstream northern end of the Site. The indicative levels for Estate pads flanking South Creek are RL 35, 35.5 m, 36 m and 36.5 m. Several proposed sites are currently designed at levels less than the PMF, however meet normal 1% AEP plus 500 mm freeboard. Adopted documents, guidelines, standard engineering practice and generally accepted flood risk profiles do not have any requirement for the industrial and commercial buildings or development sites to be above or clear of the PMF event.

In summary, the whole site will be at designed levels that are above the 1 % AEP flood level plus 500 mm of freeboard. Half of the site is above the pre - development PMF, and more than 90% of the site will be above the post development PMF event. The upstream and downstream effect of the final development pad levels cause minimal impact to surrounds, and have been determined to have nil impact at the proposed Western Sydney Airport.

As outlined above the effect of the development on the PMF event, although not a design criteria, has also been reviewed in the context of the proposed Western Sydney Airport, which is located approximately 6km south of this project site. The review of the development on the PMF event indicates some increase in flood depths locally around the proposed development site, and the previously approved First Estate development north of this project. Further, for the 1% AEP design event, there are no changes in the flood characteristics of South Creek south of the development site or the Western Sydney Airport.

2. The resolution of the freight rail corridors through the Western Sydney Employment Area remains outstanding;

Transport For NSW (TfNSW) released a Draft Western Sydney Freight Line Corridor Strategic Environmental Assessment in February 2018 that outlined the proposed location of the Western Sydney Freight Rail Line. The location of this corridor traverses the northern boundary of the proposed development

alongside the existing water pipeline. Discussions with both the Department TfNSW have been undertaken to understand the impact to the development and to discuss this matter.

The freight rail corridor has fully been provided for in the current design, in line with the advertised publicly exhibited material. Should this location or alignment change, there is ample scope within the Site boundary (given it is 1.2 million m²) to accommodate any change requested by the Department or the Department of Transport.

3. The potential staging and development opportunities associated with the Western Sydney Airport Growth Area are yet to be determined;

The staging and the construction of the new Western Sydney Airport is a great stimulus for development in and around the airport and Aerotropolis. The Site presents great complimentary development opportunity to supplement the sustainable growth of the airport and its future uses.

The growth in both airport traffic and economic activity anticipated from the new Western Sydney Airport, will be a great benefit to the Site, and its future land uses, as proposed, and the employment-generation proposed at Kemps Creek will also compliment the airport uses.

It is indeed very clear that the efficient operation of the new airport will require a large number of diverse and complimentary land uses including warehousing and distribution, developed on a staged basis in the short to medium term to allow the beginning of operations at Western Sydney Airport in 2026.

4. A key internal road, the Southern Link Road, has not been settled from a location or design perspective.

The Department of Planning has completed a comprehensive study to provide a Southern Link Road connecting Eastern Creek to a location immediately east of the Site. We are aware from meetings held with the Department and RMS, that the Department intends to extend the Southern Link Road west through the Site. The road has fully been provided for in the current design, in line with the advertised publicly exhibited material. Should this location or alignment change, there is ample scope within the Site boundary (given it is 1.2 million m²) to accommodate any change requested by the Department or the RMS.

Strategic Justification for the Proposed Development

In line with the objectives of the Western Sydney Employment Area (WSEA), the Department should support this submission for the following reasons;

- The development is a logical extension of the existing and well-established precinct of Erskine Park (and therefore is not out of sequence development).
 - The proposed development meets the need of short term industrial land supply creating immediate employment.
 - The development can be serviced at no cost to government by existing adjacent infrastructure.
 - The development will provide uses that are complimentary to the proposed land uses within the Aerotropolis.
 - The development is Aligned with Federal, State and Local Government Strategic Objectives
1. The development is a logical extension of the existing and well-established precinct of Erskine Park (and therefore is not out of sequence development).

The Development, as proposed, is contiguous and a logical extension of the existing established and fully developed industrial precinct at Erskine Park, including the 50 ha development at First Estate, directly adjoining the Site.

2. The proposed development meets the need of short term industrial land supply creating immediate employment.

The NSW State Government's has a clearly-stated objective in making Sydney more competitive, including increasing the supply of industrial land to maintain downward pressure on prices and service Sydney's growth in employment. This commitment was embraced in the 2013 draft proposal to add 4,600 hectares to the WSEA employment area and is specifically stated in the Greater Sydney Commission's strategic document "A Metropolis of Three Cities" and "Draft Western City District Plan".

In terms of employment in Business and Industrial Zones, The Department of Planning and Environment's Employment Lands Development Monitor (ELDM),

has tracked both the total stock and development status of all B5 Business Development, B6 Enterprise Corridor and B7-Business-Park-zoned land, in addition to all Industrial-zoned land under the Standard Instrument Local Environmental Plans in the Greater Sydney and Central Coast Region. This included all related lands within the Employment Land and Business Park precincts and all special-use zones for the port and airport, which also provide for employment.

The Department has tracked both the total stock and employment land across Business and Industrial Zones to determine if sufficient employment land exists in the supply chain to satisfy future demand. Clearly, the focus to provide employment is paramount in all strategic planning documents prepared for both Western Sydney specifically and Sydney Metropolitan Area generally.

WSEA's main aims are to preserve and protect and enhance employment lands for the purpose of supporting economic activity in Western Sydney. According to MacroPlan's Economic Impact Assessment for the Kemps Creek Industrial Rezoning (2018), the current period of strong economic growth in the Sydney Metropolitan Area (SMA), has highlighted a current shortage in the supply of industrial land. The Urban Development Institute of Australia (UDIA) has commissioned a report which analyses the EDLM data which concluded that the supply of zoned but undeveloped land, is inadequate to meet demand in both the short and medium term in Sydney Metro Area.

This is reflected in the current values of industrial land in western Sydney rising by up to 80%, in the three years to March 2018. The contrast with the Melbourne experience, supports inadequate industrial supply, being the chief culprit. If not addressed immediately, this threatens to stymie economic growth and makes a compelling case for a substantial increase in the supply of employment land in the immediate period ahead.

Beyond the current cycle, with projected strong growth in demand going forward, there is a substantial need for additional land to be zoned for industrial use in both the short and long-term. As the Greater Sydney Commission (2018) has stated, "the servicing of existing and new land, zoned for industrial and urban services, is therefore a priority, to support the continued growth of the economy and local jobs."

3. The development can be serviced at no cost to government by existing adjacent infrastructure.

Servicing arrangements for this land are unique as it is able to be serviced immediately and at no cost to Government. This can be fulfilled through servicing arrangements from land immediately adjoining the property and provides a solution that is able to be implemented in the short term. The cost of servicing the land is estimated at \$60M and this is intended to be provided at no cost to government. This adds to the uniqueness to the servicing arrangement at this location.

Servicing, which includes water, sewer and electricity has been confirmed by the respective authority for the land, namely Sydney Water and Endeavour Energy. It is commercially well established, that serviced land in the WSEA and surrounds are in short supply and this is supported by not only the Altis and Frasers view but also that of leading real estate agents and Valuers.

Further, the ability of existing land owners to service land, zone it and place it into the market for employment generating uses, is currently sitting around 5-6 years. This provides an obvious impediment to both the DPE and GSC's vision for increased employment in the region and in Sydney generally.

Recent discussions with the various Service Authorities have confirmed the availability of the remaining spare capacity in the adjacent infrastructure that is able to be connected to by the proposed development allowing for the land to be developed and brought online immediately.

The major issue with delivery of employment land within the Western Sydney Priority Growth Area (WSPGA) is connection to waste water services which requires the construction of a new Sewage Treatment Plant that is capital intensive and requires significant planning for both lead in infrastructure and the treatment works themselves. As a result of this, development within the remaining areas of the WSPGA have a medium to long term lead time in the order of seven to ten years. Sydney Water has confirmed the availability of connections into the existing wastewater infrastructure for the proposed development that clearly distinguishes it from other land in the WSPGA allowing it to be developed immediately.

4. The development will provide uses that are complimentary to the proposed land uses within the Aerotropolis.

The Western Sydney Airport and airports in general attract specific and specialized land uses and business that gravitate towards an airport due to its very nature. The unique opportunities at the airport are evidenced by the work being undertaken by the Western Sydney Airport Organisation seeking to attract specialized industry that have a benefit from being co-located at the airport. The proposed development being approximately 6km from the airport does not have proximity to this key piece of infrastructure and therefore will not compete directly with the Aerotropolis, rather it will provide complimentary and supporting uses to these businesses to allow them to operate at a commercial level that is sustainable for their economic existence.

The proposed highly advanced businesses located within the Aerotropolis rely on supporting and surrounding ancillary industrial facilities to provide key products and services to allow them to function efficiently. The table below provides examples of the complimentary nature of businesses within the proposed development and these uses are distinguishable from the businesses in the Aerotropolis and the importance of having these businesses established prior to the Airport being operational.

Aerotropolis Uses	Development Uses	Comments
Aerospace and Defence	Manufacturing and Storage of component parts supporting aerospace design facilities within the Aerotropolis	Aerospace and research facilities require external manufacturing and storage of products integral in their use to maintain operational efficiency.

<p>Food and Agribusiness</p>	<p>Large scale warehousing of food products supporting a new Agribusiness hub</p>	<p>Large scale temperature controlled storage facilities are required in close proximity to support airline catering and retail business within the Aerotropolis</p>
<p>Health and Research</p>	<p>Pharmaceutical warehouse facilities, storing products used within the Health and Research facilities</p>	<p>Hospital and medical research facilities contained within the Aerotropolis will require large scale storage facilities of pharmaceutical and medical products to maintain efficiencies</p>
<p>Advanced Manufacturing</p>	<p>Supporting Light Industrial Uses</p>	<p>Highly advanced and technical, state of the art manufacturing will be undertaken in the Aerotropolis. Light Industrial uses are of a</p>

		lower technological level of smart systems and engineering that are higher volume and lower costs in the adjacent development.
Freight Logistics	Warehouse and Logistics	Freight logistics is solely related to air freight distribution of products – air side. Warehouse and logistics is only for use of storage and distribution of goods and products to local and regional supply markets.
Education	No related uses	n/a
Tourism	No related uses	n/a

5. Alignment with Federal, State and Local Government Strategic Objectives.

The table below outlines the strategic objectives of the Western City District Plan and how the development will help achieve the vision set by the GSC and the Department.

Western City District Plan Objective	Proposed Development Response
A city supported by Infrastructure	Infrastructure to service a new development at no cost to government as all works will be funded by the developer, by minor extensions of existing infrastructure facilitating immediate development.
A Collaborative City and a City for People	The development will provide community access to the South Creek corridor and activate the space through effective biometric design elements. These include the provision of bike and walking tracks, community facilities such as sporting fields and amenity for the local workforce
Housing the City	The development provides immediate employment within the local area reducing the need for increased travel and supports the vision for a 30 minute city.
A City Of Great Places	The development aligns with the South Creek Strategy by provision of activated open space, protecting the natural vegetation, open space and riparian zone and includes recreation zones such as bike and walking tracks as well as community facilities such as sporting fields.
A Well Connected City	The development will participate in combining land use and transport infrastructure with pedestrian and bike links to the proposed new North – South rail link from St Mary’s to the Western Sydney Airport. The development will be designed to cater for and promote the use of public

	transport with dedicated bus stops within the estate and end of trip facilities to promote the use of public transport for all employees.
Jobs and Skills For The City	The development provides for advanced and intelligent freight, logistics and manufacturing opportunities by planning and managing industrial services land.
A City In Its Landscape	The development will be designed using best practice biometric design elements to protect and enhance the natural bushland, increase tree cover within the estate and promote the South Creek waterway.
An Efficient City	Reducing transport related emissions by providing facilities that allow for different modes and are inclusive of public transport links.
A Resilient City	Incorporation of climate change measures to flexibly include future changes as environmental needs evolve.

In conclusion, there is evidence of an industrial land supply shortage in the Western Sydney Employment Area. Fortunately the Greater Sydney Commission’s A Metropolis of Three Cities and the Western City District Plan have as one of their key objectives the creation of employment lands.

The proposed site is in a unique position to be able to deliver on these objectives, with the ability to be developed immediately, alleviating the critical short term land supply shortage, is as a natural extension of the established Erskine Park industrial precinct (which is not out of sequence development), can be serviced at no cost to government and will provide vital complementary land uses to support the efficiency of the proposed Western Sydney Airport in 2026. We look forward to receiving your response and working with the Department on our SSDA submission.

With best wishes,



Shane

Dr Shane Geha BE (Civil), FIEAust, PhD

Managing Director

T. +61 2 9220 7070

E. sgeha@eg.com.au

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX D – Penrith City Council Meeting Minutes

MEETING MINUTES

Present: Craig Butler – PCC
Kylie Powell - PCC
Natasha Baker - PCC
Steve O'Connor – Altis Property Partners
Paul Solomon – Frasers Property Australia
Andrew Cowan – Willowtree Planning
Shane Geha - EG

Date: 2 May 2018

Time: 11:30am

Location: Penrith City Council

Re: Mamre Road, Kemps Creek

Item

Introductions

- Meeting attendees introduced themselves
 - Joint venture partnership between Frasers Property and Altis Property
-

Site Overview

- Key features were discussed (Water pipeline, future airport)
 - Ownership by the JV was explained
 - The site can be serviced off existing infrastructure at no cost to government, allowing development and employment in the short term (1 -2 years).
-

Proposed Strategies

- Penrith Council Presented Their Vision which was to provide an overall high employment zone with jobs that can provide different industrial land uses and can integrate with the future airport surrounding land uses
 - PCC are looking for how the proposed Estate can integrate with a softer component of development on the site, including the South Creek preservation strategy.
 - Likely timing for Landuse changes and development is currently unknown, which has been a source of frustration within PCC, Altis and Frasers
-

Stakeholder Consultation

- A meeting with the Department of Planning & Environment will be arranged to discuss the proposed Estate and the planning pathway going forward
 - Greater Sydney Commission have been consulted and deferred to DoP&E.
 - Transport for NSW have been consulted
 - Roads and Maritime Service have been consulted and have advised their view on proposed intersections to service the Estate
 - Utility service providers have been contacted and have confirmed services are available
-

Strategic Issues

- Western Sydney Airport Growth Area
-

-
- Interim Land Use and Infrastructure Plan Update – PCC are also awaiting the imminent release
-

General Discussion

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX E – RMS Meeting Minutes

RE: Meeting Minutes – Mamre South Precinct – Transport Cluster Update**Table 1: Meeting Details**

Date	Thursday, 26 July 2018
Time	10:00AM
Location	RMS Offices, Argyle Street, Parramatta
Project	657 - 753 Mamre Road, Kemps Creek (known as the Mamre South Precinct – MSP)
Agenda	Refer Attachment 1

1 ATTENDANCE:

- James Hall, RMS
- Maria Swallow, RMS
- Louise Moran, RMS
- Bruce Colman, DPE
- Mark Yee DPE
- Lee Farrell, TfNSW
- Marek Mularczyk, TfNSW (Freight)

- Tim Lewis, Ason Group
- Stephen O'Connor, Altis Property
- Paul Solomon, Frasers Property Australia

2 MINUTES:

1. Introductions
2. Update on Project Team Progress
 - a. Traffic Modelling
 - i. Discussed scenarios assessed (per agenda)
 - ii. Broad commentary regard currently envisaged road network planning does NOT provide sufficient capacity for forecast traffic (derived from EMME data provided previously by RMS to date)
 - iii. Flagged potential requirement for use of "wide median treatment" to provide for a 6-lane carriageway within Mamre Rd generally.
 - iv. ... Conversation then moved on to Item 3 on the agenda, being the status of RMS / DP&E studies...
 - b. Concept design
 - i. Presented but not discussed at length, given RMS position with uncertainty regarding 'future' baseline conditions (pending aerotropolis and SLR study outcomes)

3. Status of Regional Studies

- a. Freight corridor (generally)
 - i. Publicly, freight corridor is 80m. Realistically looking at 60m
 - ii. Freight response to submissions expected by end of the year (~1,600 submissions received)
 - iii. David Hartmann key contact (+ Geoff ??) - Bruce Colman to provide Paul with contact details
 - iv. Future developers to nominate potential IMT location
 - v. Dual line
- b. Mamre Road Upgrade
 - i. Needs to be raised over the pipeline + Freight corridor (double height containers)
 - ii. Accordingly, Mamre Road Upgrade team need to revisit previous design in the vicinity of the site.
- c. SLR
 - i. Now an RMS study (with Maria), funded by DP&E
 - ii. Project Management by Ed Scully (and Matthew Allen)
 - iii. Timing
 - 1. Concept design 2020 for eastern side
 - 2. Western side unclear - needs to be added to scope of RMS engagement
 - iv. Bruce highlighted that western leg of SLR is a key component to the road strategy for the region, as key feedback from airport submissions was a lack of East-west connectivity.
- d. Airport Structure Plan
 - i. SLR is one of main E-W roads in Aerotropolis
 - ii. Mesoscopic model with Blake (Tsu???)
 - iii. 90,000 dwelling + employment
 - iv. New director Catherine VanLaerem
 - v. Jacobs model done 18 months ago
 - vi. Jacobs about to be re-engaged to undertake the further studies
 - vii. Supporting road network to be delivered under a SIC
 - viii. New rail to St Marys - development within 800m of future train stations will have Value Capture levy
 - ix. Stephen Constance (ex Jacobs + GHD) assisting DPE scope out the work for further Jacobs studies.

4. Other Feedback

- a. Out of Sequence application. DPE support this application as a special case
- b. Gaz Corp being held up by SLR planning
- c. Key risk for applicant is time delay
- d. Publicly Freight is 80m. Realistically looking at 60m
- e. Freight determined by end of the year
- f. Current STFM - LU16 - does NOT take into account 3rd City. As such, network flows on surrounding roads (provided to date) are unreliable.
- g. LU18 should include it but unlikely to be released until next year. James Hall believes LU18 inputs are included within work being undertaken by Jacobs

5. Next steps:

- a. Project timing: SEARs submission in next day or so
- b. Further traffic modelling on hold until meeting with Jacobs / Mamre Rd Upgrade team

6. Actions

- a. TL to circulate meeting minutes
- b. Stephen O'Connor to circulate submission with respect to freight corridor
- c. Bruce to provide contact details for Catherine to arrange meeting with Jacobs re regional flows
- d. Applicant to provide RMS project team with development details
- e. Stephen O'Connor to setup meeting with Ed Scully and Mamre Road project team
- f. DP&E to set meeting to discuss SEARs within next fortnight with RMS / TfNSW

Attachment 1

Ref: 0584I01



25 July 2018

info@asongroup.com.au
+61 2 9083 6601
Suite 1202, Level 12, 220 George Street
Sydney, NSW 2000
www.asongroup.com.au

Subject: Mamre South Precinct – RMS Meeting Agenda

Details of the meeting is summarised in **Table 1**.

Table 1: Meeting Details

Date	Thursday, 26 July 2018
Time	10:00AM
Location	RMS Offices, Argyle Street, Parramatta
Project	657 - 753 Mamre Road, Kemps Creek (known as the Mamre South Precinct – MSP)
Agenda	<i>See below</i>

MEETING AGENDA:

1 General Introductions

2 Update on Project Team Progress (Ason / Project Team)

2.1 Traffic Modelling

2.1.1 Modelled scenarios

- Existing
- Interim (Existing + Stage 1 Development)
- Future (2036 from EMME outputs)
- Future + Project Master Plan

2.1.2 Mid-block capacity

- Mamre Road Upgrade at capacity by 2036

2.1.3 Intersection performance

- 2036 SLR / Mamre Rd (without development) is LoS F
- Widening Mamre Rd to 6 lanes would seemingly resolve (refer to Item 2.1.2 above)

NOTE: refer to Ason Group Draft Traffic Impact Assessment included in **Attachment A**.

2.2 Concept Design

Reference is made to the concept drawings prepared by Costin Roe, with a reduced copy provided in **Attachment B**.

- 2.2.1 Future Precinct access (new Southern Link Rd / Mamre Rd intersection)
- 2.2.2 Future connections to Southern Link Rd (mid-block signalised intersection)
- 2.2.3 Interim access to Mamre Road (existing Mamre Rd / Bakers Ln signals)

2.3 RMS Feedback

- 2.3.1 Traffic Modelling
- 2.3.2 Intersection Design(s) / Access Strategy

3 Update on Status of RMS / DPE Studies

3.1 Mamre Road Upgrade

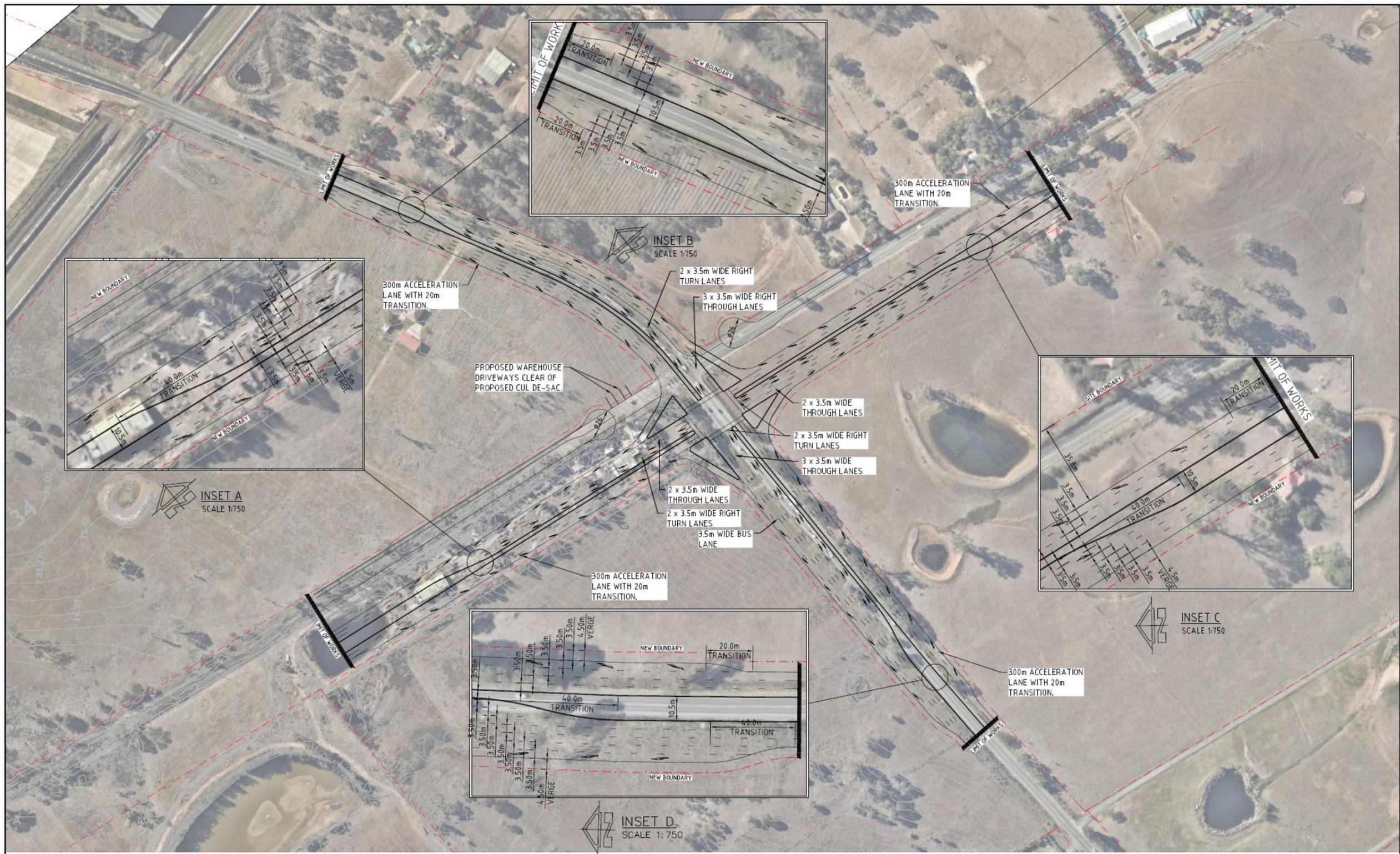
3.2 Southern Link Rd

3.3 Aerotropolis Structure Plan

4 Other Feedback

Attachment A

Attachment B



INSET A
SCALE 1:750

INSET B
SCALE 1:750

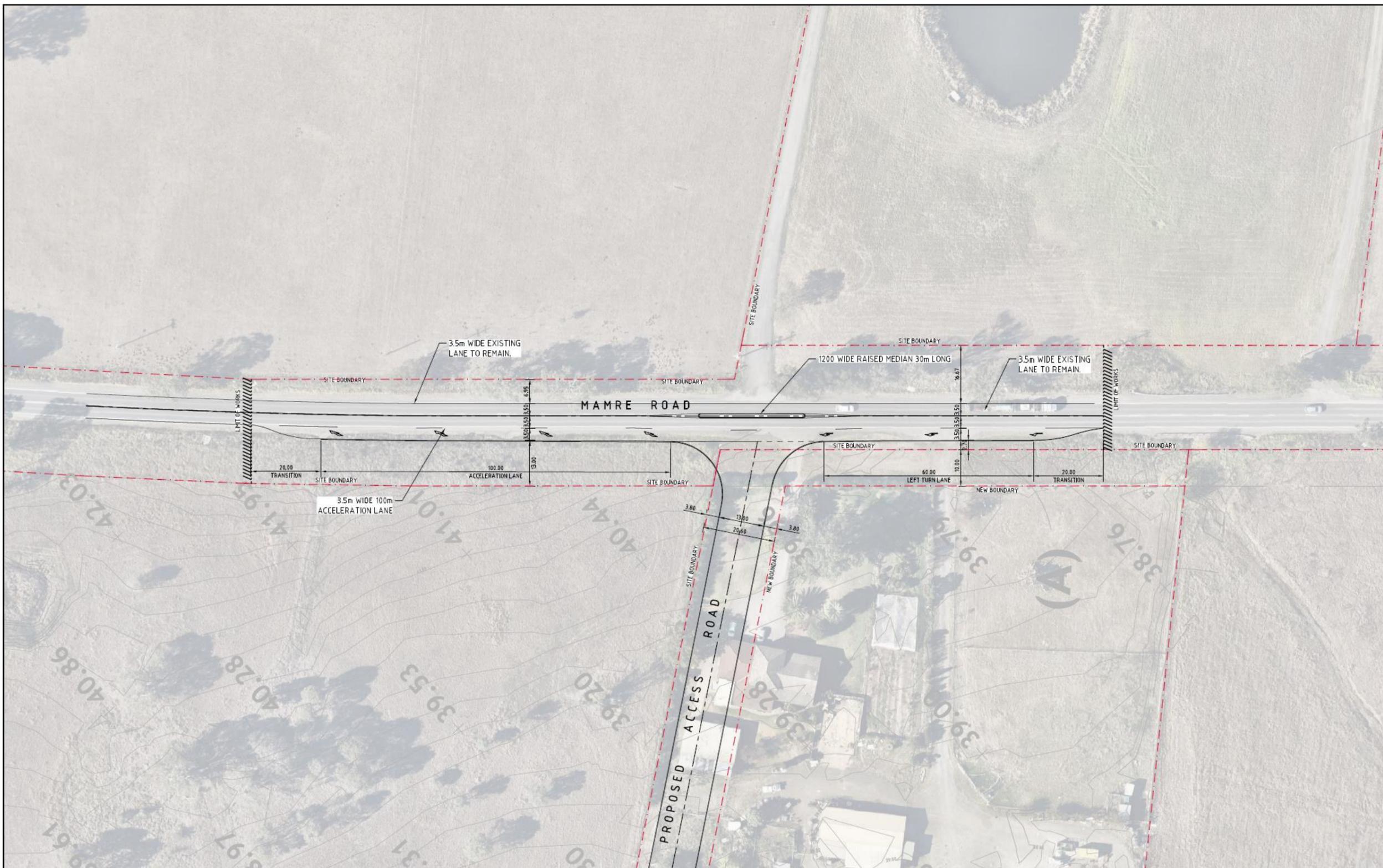
INSET C
SCALE 1:750

INSET D
SCALE 1:750

FUNCTIONAL LAYOUT PLAN
BAKERS LANE & SOUTHERN LINK
ROAD
 SCALE 1:1500



ARCHITECT ALTIS Property Partners		CLIENT FRASERS PROPERTY		PROJECT MAMRE SOUTH PRECINCT 657 - 708 MAMRE ROAD KEMPS CREEK, 2178, NSW		Costin Roe Consulting Pty Ltd. Consulting Engineers Level 1, 8 Woodmill Street Walsh Bay, Sydney NSW 2000 Tel: (02) 9051-7099 Fax: (02) 9041-7701 email: mail@costinroe.com.au ©		Costin Roe Consulting PRECISION COMMUNICATION ACCOUNTABILITY		DRAWING TITLE FUNCTIONAL ROADWORKS PLAN BAKERS LANE & SOUTHERN LINK ROAD DRAWING No C013362.01-SK01 ISSUE A											
ISSUED FOR INFORMATION AMENDMENTS		22.06.18 DATE ISSUE		DESIGNED MW		DRAWN DW		DATE MARCH 17		CHECKED AS		SIZE A1		SCALE AS SHOWN		CAD REF: C013362.01-SK 01		6m 0 15 30 45 60 75m 1:750 SCALE AT A1 SHEET SIZE		15m 0 15 30 45 60 75 90 105 120 135 150m 1:1500 SCALE AT A1 SHEET SIZE	



ROADWORKS PLAN
1:500 SCALE



ISSUED FOR INFORMATION	22.06.18	A
AMENDMENTS	DATE	ISSUE

ARCHITECT
ALTIS
Property Partners

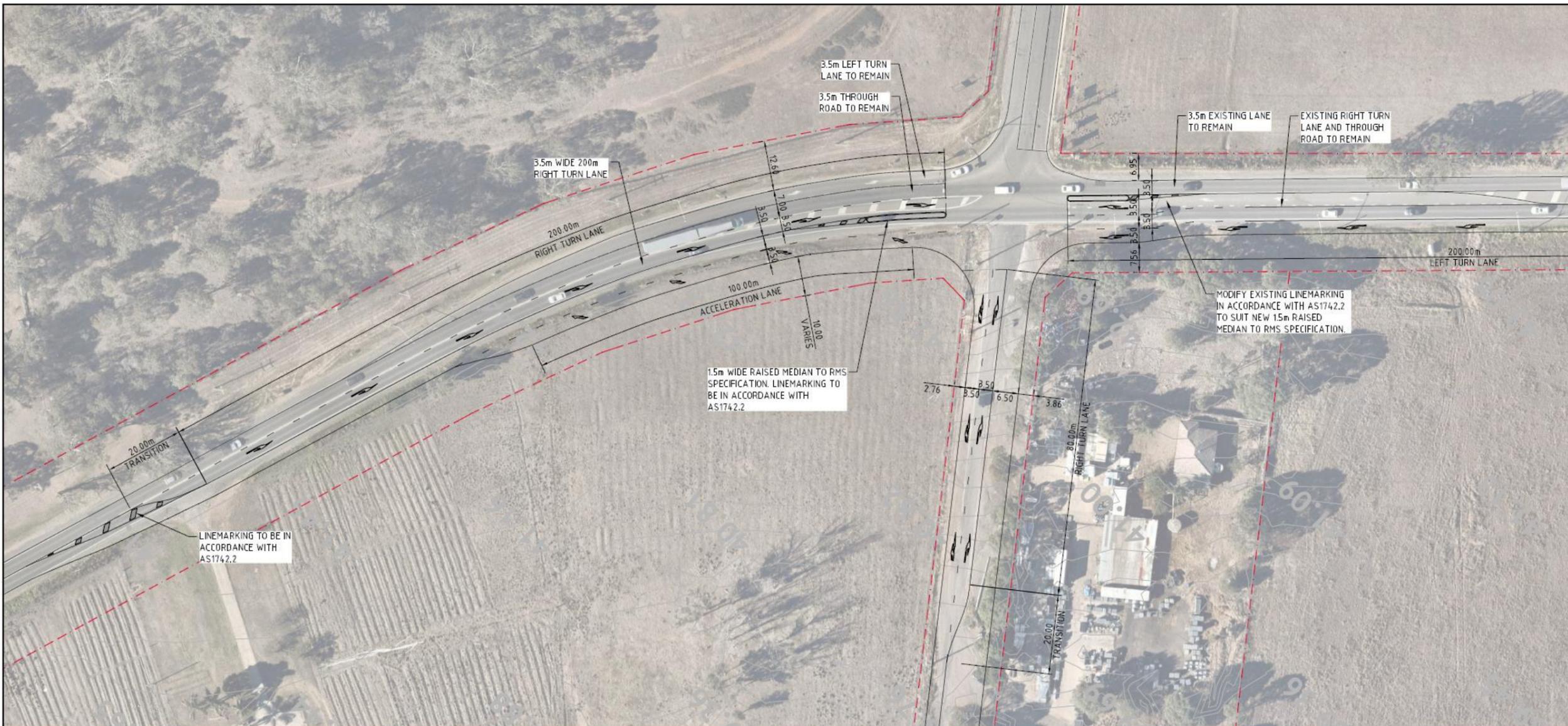
CLIENT
FRASERS
PROPERTY

PROJECT
MAMRE SOUTH PRECINCT
657 - 708 MAMRE ROAD
KEMPS CREEK, 2178, NSW

COSTIN ROE CONSULTING
Level 1, 8 Woodruff Street
Wahbi Bay, Sydney NSW 2000
Tel: (02) 8551-7000 Fax: (02) 9541-3721
email: costin@costinroe.com.au ©

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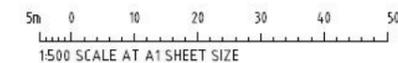
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FUNCTIONAL ROADWORKS PLAN
ESTATE ACCESS INTERSECTION
DRAWING No C013362.01-SK02
ISSUE A



 ROADWORKS PLAN
1:500 SCALE



 INSET 'A'
1:500 SCALE



ISSUED FOR INFORMATION	22.06.18	A
AMENDMENTS	DATE	ISSUE



PROJECT
MAMRE SOUTH PRECINCT
657 - 708 MAMRE ROAD
KEMPS CREEK, 2178, NSW

 Costin Roe Consulting Pty Ltd.
Consulting Engineers
Level 1, 8 Windmill Street
Wahbi Bay, Sydney NSW 2000
Tel: (02) 9551-7888 Fax: (02) 9541-3733
email: costin@costinroe.com.au ©



DRAWING TITLE
FUNCTIONAL ROADWORKS PLAN
BAKERS LANE INTERSECTION
DRAWING No C013362.01-SK03
ISSUE A

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX F – Department of Transport Meeting Minutes

KEMPS CREEK WAREHOUSE AND LOGISTICS HUB (FREIGHT RAIL CORRIDOR)

Date	21 August 2018	Time	2PM
Location	18 Lee Street, Sydney (Department of Transport)		
Attendees	Stephen O'Connor (Altis); Paul Solomon (Fraser's); Andrew Cowan (WTP); David Hartman (DoT)		

The purpose of the meeting was to discuss the proposed freight rail corridor and understand the implications on the proposed SSD Application which is currently under preparation.

Item No.	Minutes
1.	12,500 submissions received – DoT reviewing them all
2.	DoT is recommending to Cabinet to retain the freight line where proposed – if accepted they expect the SEPP to be gazetted by the end of the year
3.	Investigating an extension to Botany
4.	Need a siding near/within our site as we are near the interchange (turnout) ~2km for freight trains
5.	It is noted that 80m corridor was exhibited
6.	Minister to determine if Draft SEPP made
7.	Infrastructure SEPP will determine setbacks and electrolysis considerations for built form adjoining
8.	As no concept design has been prepared or will be prepared for a while a 60m width corridor is required
9.	DoT will allow temporary uses within the 60m corridor, provided it's agreed to remove the works when they are ready to construct the freight line – could be 10-15 years tbc, subject to funding
10.	DoT don't recommend the SLR connect to the OSO, they are not making provision to connect it, as the adjacent M12 is sufficient – this has been communicated to DP&E + RMS
11.	DoT received our SSD referral from DP&E and will respond accordingly

Meeting closed at 3pm

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX G – Sydney Water Meeting Minutes

Minutes

Meeting Date:	Thursday, 14 June 2018
Meeting Location:	Sydney Water
Minuted by:	Peter Wiggan
Attendees:	Kristine Leitch (KL), Stephen O'Connor(SO) (Altis), Paul Solomon (PS) (Fraser's), Sujit Pandey (SP), Peter Wiggan (PW) (Calibre), Mark Obuchowski (MO) (Calibre)
Distribution:	Ray Thomson

ITEM	DISCUSSION	ACTION	DATE
1.	Background to Mamre South Development (Stage 2)		
1.1	<p>SO gave the background to the proposed development</p> <ul style="list-style-type: none"> - Proposed commercial/employment development is Stage 2 of the Mamre West development undertaken in 2016/17 and now operating - Stage 2 site area is 110 ha. Approx. - Fraser's/Altis (F/A) are developing the site as a joint venture - Site is currently zoned non urban/Rural (RU1) - F/A have had meetings with the Department of Planning and Environment (DP&E) in relation to the rezoning of the site - DPE has advised that the proposal has merit and that they should consult with the various government agencies. (hence the meeting with Sydney Water) - An application to have the site categorised as a State Significant Development (SSD) is currently being prepared along with an application to obtain the Departments Secretary's Environmental Assessment Requirements (SEARS) - It is expected to 6 – 8 months to obtain the SSD status - Rezoning could take 12 months - Penrith Council has already been consulted and has provided their requirements in writing. F/A to provide copy to SW - Proposed development is for large commercial lots with a potential to create approx. 2,500 jobs 	Fraser/Altis	18-Jun-18
1.2	<p>Timeframes</p> <ul style="list-style-type: none"> - Lodge SEARS application, 18 June, 2018 - Lodge SSD application July, 2018 - SSD approval (6 – 8 months) - Rezoning (12 months) - Commence earthworks, Dec, 2018 		

ITEM	DISCUSSION	ACTION	DATE
2.	Sydney Water's Preferred Position		
2.1	<p>KL gave an outline of SW's preferred planning process</p> <ul style="list-style-type: none"> - Site to be treated as a new development - Full Pathways Planning to be undertaken - Planning needs to be consistent with SW planning for WSEA - SW is currently gathering data in relation to other developments in the area, eg Elizabeth Drive, Airport, Orchard Hills - SW has regular monthly meetings with DP&E re planning for the WSEA and Airport Precinct - DP&E's priority at present is the Bringelly Road Precinct - KL will consult with SW Planners (ISP) to determine whether a full pathways approach is required for the Mamre South site. 	KL	18 Jun.18
2.2	<p>SO pointed out that the subject site is a logical extension of the First Mamre Rd Estate which is now operating.</p> <ul style="list-style-type: none"> - SO believes that the Strategic Planning for the Mamre Rd sites has already been done and that the Stage 2 site should only require water and wastewater modelling to determine if there is capacity available to serve the proposed development 		
2.3	<p>KL advised that she would consult ISP Planners and issue a Requirements Package once she has all the relevant information</p> <p>KL requested that F/A send in a letter to SW outlining the proposed development program and any relevant information including plans, letter from Penrith Council, record of any advice from DP&E</p>	KL Fraser's/Altis	July, 18 15 June 18 Completed
3.	Next Meeting		
3.1	TBA	ALL	
	MEETING CONCLUDES		

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

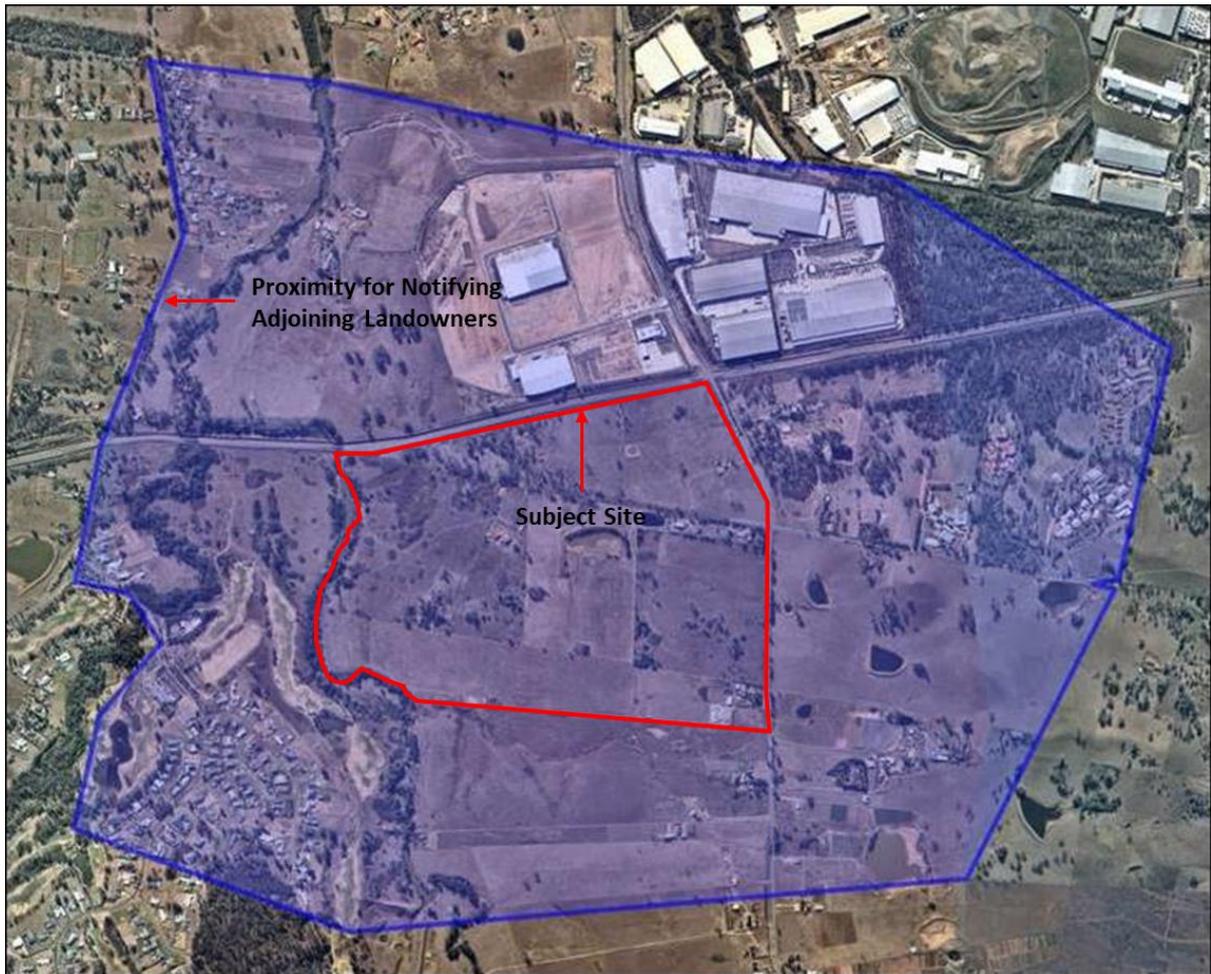
657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX H – Distribution Range

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)



Distribution Range Concerning Letterbox Drop Undertake 14 September 2018 (NearMaps, 2018)

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX I – Penrith Press Newspaper Advertisement



Kemps Creek Warehouse and Logistics Hub

Fraser's Property Australia Pty Ltd and Altis Property Partners Pty Ltd invites the Kemps Creek Community to a 'Community Drop-in' to view our proposed Architectural Plans, which seek to contribute in achieving a new era of industrial development, through the provision of a Warehouse and Logistics Hub at the identified site – 657-769 Mamre Road, Kemps Creek.

The plans seek to revitalise an underdeveloped and underperforming area through the provision of a Warehouse and Logistics Hub; demonstrate development that includes characteristics such as employment-generating development; and, to reinvigorate land use designated for such industrial release purposes within the Western Sydney Employment Area.

We are mindful that we are part of the broader Kemps Creek Community and adjoining community groups within close proximity; therefore, we have attempted to anticipate the wishes of adjoining landowners by maintaining an aesthetically pleasing design through varied design options that integrate with the surrounding land as-well-as complementing surrounding industrial development, notable throughout the Western Sydney Employment Area.

After much research and internal consultation, the Architectural Plans have now been developed to a concept stage, ready for broader consultation with the immediate and wider community groups.

Information Sessions:

Held at Twin Creeks Golf Club – 2-8 Twin Creeks Drive, Luddenham, NSW, 2745

- Saturday 22 September 2018 from 10am – 12pm; and,
- Tuesday 25 September 2018 from 6pm – 8pm.

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX J – Architectural Plans

PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

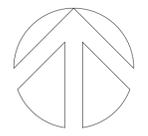
657-769 Mamre Road, Kemps Creek

(Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

SP-KC1-DA-000	C	TITLE SHEET
SP-KC1-DA-001	C	LOCATION PLAN
SP-KC1-DA-002	C	SITE ANALYSIS PLAN
SP-KC1-DA-003	D	SITE PLAN
SP-KC1-DA-007	C	LIGHTING PLAN
SP-KC1-DA-110	C	TYPICAL OFFICE PLAN (OFFICE 31)
SP-KC1-DA-200	C	W31_32 ELEVATIONS
SP-KC1-DA-201	C	W33 ELEVATIONS
SP-KC1-DA-202	C	W35_36 ELEVATIONS
SP-KC1-DA-204	C	TYPICAL OFFICE ELEVATIONS 01, 02 & 03
SP-KC1-DA-210	C	SECTIONS
SP-KC1-DA-300	C	ESTATE SIGNAGE
SP-KC1-DA-301	C	SIGNAGE DETAILS
SP-KC1-DA-601	C	OFFICE 32 PERSPECTIVE
SP-KC1-DA-602	C	OFFICE 33 PERSPECTIVE
SP-KC1-DA-603	C	OFFICE 36 PERSPECTIVE

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REVISION	DESCRIPTION	DATE
A	DA ISSUE	12/10/2018
B	DA ISSUE	10/12/2018
C	DA ISSUE	07/03/2019



COMMERCIAL & INDUSTRIAL DIVISION
 1 HOMEBUSH BAY DRIVE PHONE 02 9767 2000
 BUILDING C, LEVEL 3 FAX 02 9767 2908
 RHODES NSW 2138
 PO BOX 3307
 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318,
 Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 LOCATION PLAN

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 DATE 07/03/2019
 JOB NUMBER

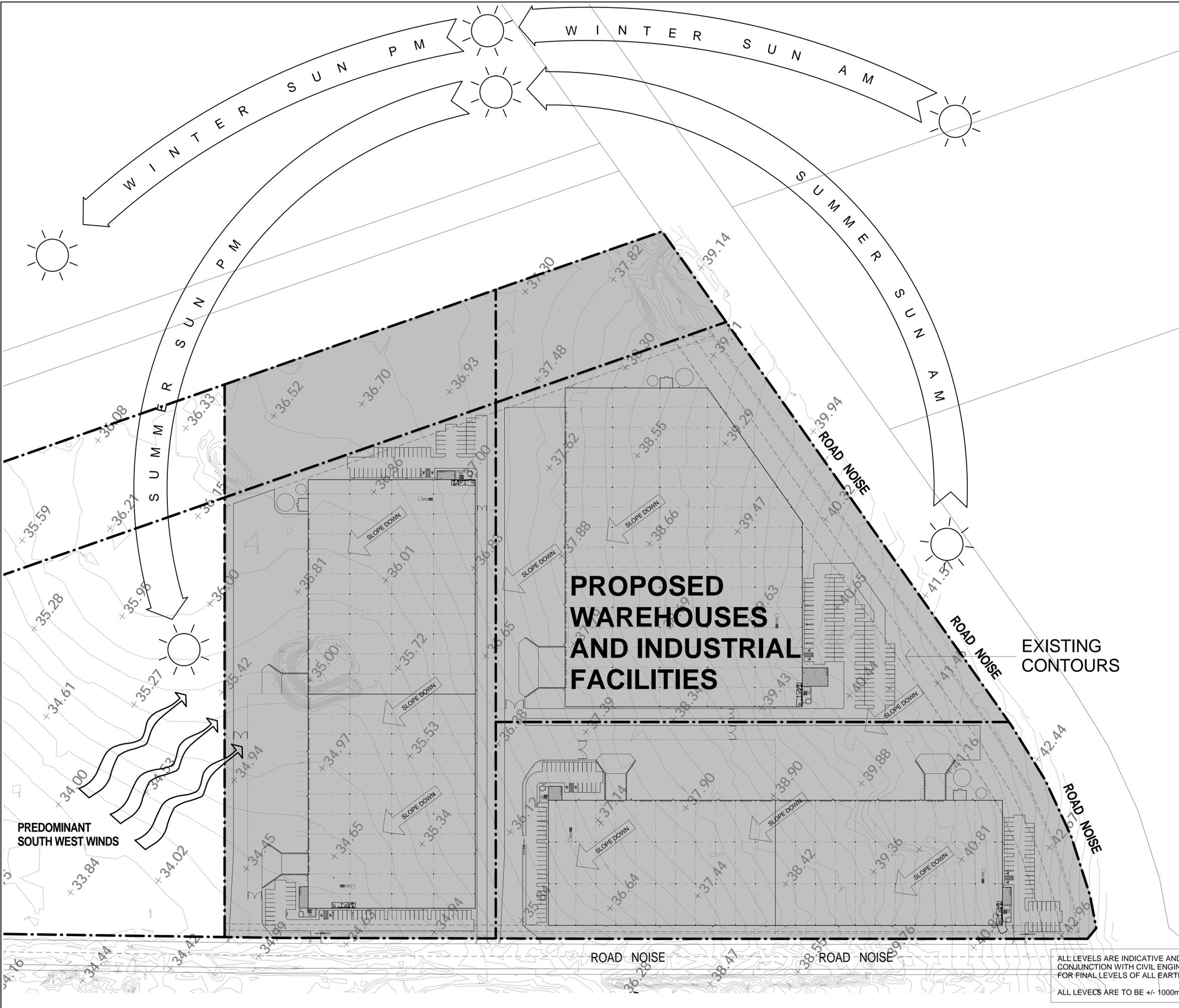
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1 LOCATION PLAN
 1:5000

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REVISION	DESCRIPTION	DATE
A	DA ISSUE	12/10/2018
B	DA ISSUE	10/12/2018
C	DA ISSUE	07/03/2019

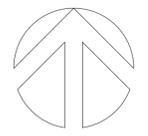


PROPOSED WAREHOUSES AND INDUSTRIAL FACILITIES

PREDOMINANT SOUTH WEST WINDS

EXISTING CONTOURS

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. FOR FINAL LEVELS OF ALL EARTHWORKS.
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COMMERCIAL & INDUSTRIAL DIVISION
 1 HOMEBUSH BAY DRIVE PHONE 02 9767 2000
 BUILDING C, LEVEL 3 RHODES NSW 2138 FAX 02 9767 2908
 PO BOX 3307
 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318,
 Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 SITE ANALYSIS PLAN

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 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
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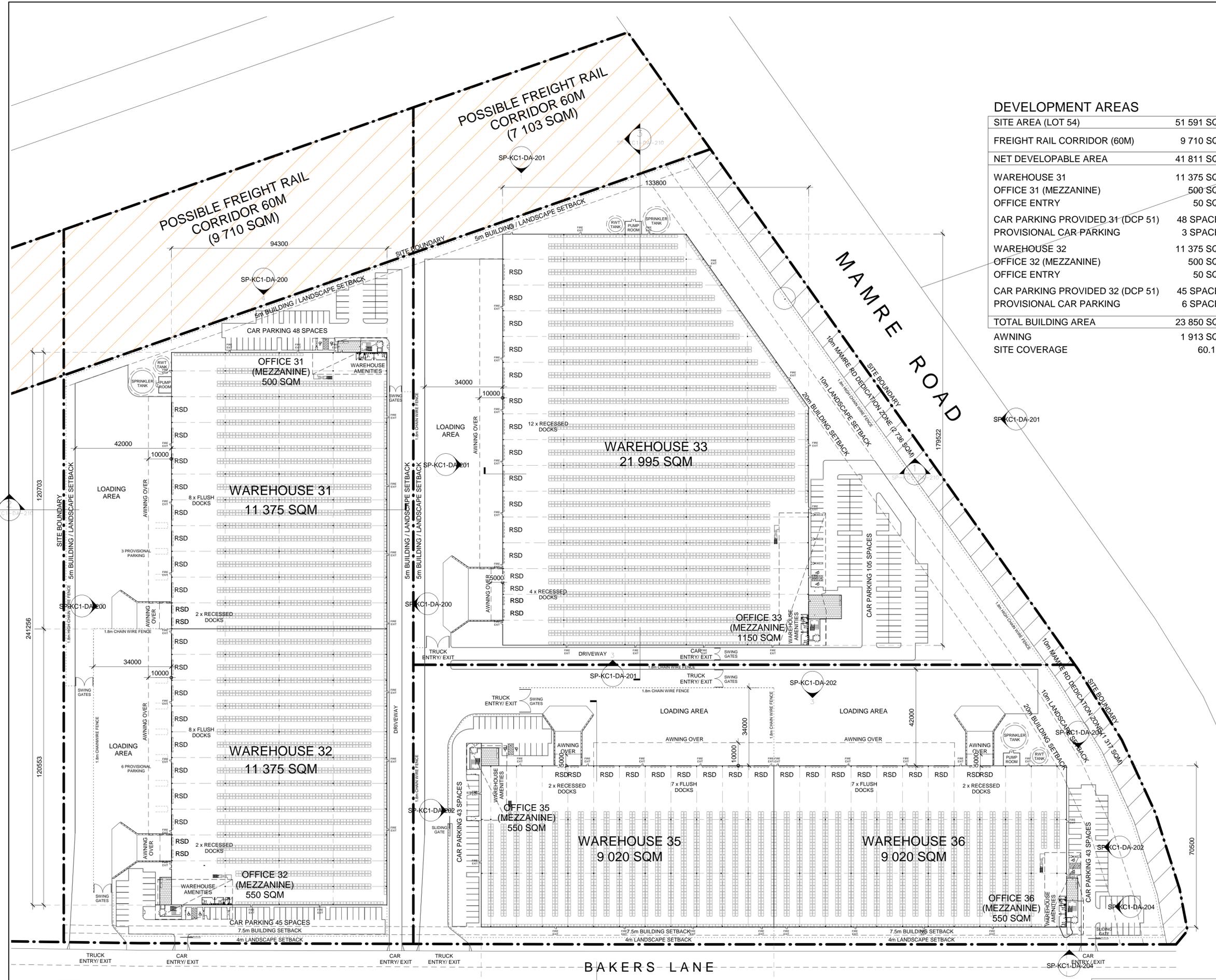
REVISION	DESCRIPTION	DATE
A	DA ISSUE	17/07/2018
B	DA ISSUE	07/12/2018
C	DA ISSUE	07/03/2019
D	DA ISSUE	23/03/2019

DEVELOPMENT AREAS

SITE AREA (LOT 54)	51 591 SQM
FREIGHT RAIL CORRIDOR (60M)	9 710 SQM
NET DEVELOPABLE AREA	41 811 SQM
WAREHOUSE 31	11 375 SQM
OFFICE 31 (MEZZANINE)	500 SQM
OFFICE ENTRY	50 SQM
CAR PARKING PROVIDED 31 (DCP 51)	48 SPACES
PROVISIONAL CAR PARKING	3 SPACES
WAREHOUSE 32	11 375 SQM
OFFICE 32 (MEZZANINE)	500 SQM
OFFICE ENTRY	50 SQM
CAR PARKING PROVIDED 32 (DCP 51)	45 SPACES
PROVISIONAL CAR PARKING	6 SPACES
TOTAL BUILDING AREA	23 850 SQM
AWNING	1 913 SQM
SITE COVERAGE	60.1 %

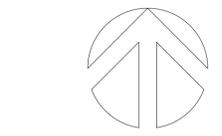
SITE AREA (LOT 53)	51 304 SQM
FREIGHT RAIL CORRIDOR (60M)	7 103 SQM
MAMRE RD (10M)	2 736 SQM
NET DEVELOPABLE AREA	41 444 SQM
WAREHOUSE 33	21 995 SQM
OFFICE 33 (MEZZANINE)	1 100 SQM
OFFICE ENTRY	50 SQM
CAR PARKING PROVIDED 33 (DCP 103)	105 SPACES
TOTAL BUILDING AREA	23 145 SQM
AWNING	1 463 SQM
SITE COVERAGE	46.5 %

SITE AREA (LOT 51)	38 821 SQM
MAMRE RD (10M)	1 317 SQM
NET DEVELOPABLE AREA	37 504 SQM
WAREHOUSE 35	9 020 SQM
OFFICE 35 (MEZZANINE)	500 SQM
OFFICE ENTRY	50 SQM
CAR PARKING PROVIDED 35 (DCP 43)	43 SPACES
WAREHOUSE 36	9 020 SQM
OFFICE 36 (MEZZANINE)	500 SQM
OFFICE ENTRY	50 SQM
CAR PARKING PROVIDED 36 (DCP 43)	43 SPACES
TOTAL BUILDING AREA	19 140 SQM
AWNING	1 688 SQM
SITE COVERAGE	54.0 %



1 SITE PLAN
1:800

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COMMERCIAL & INDUSTRIAL DIVISION
 1 HOMEBUSH BAY DRIVE PHONE 02 9767 2000
 BUILDING C, LEVEL 3 RHODES NSW 2138 FAX 02 9767 2908
 PO BOX 3307
 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

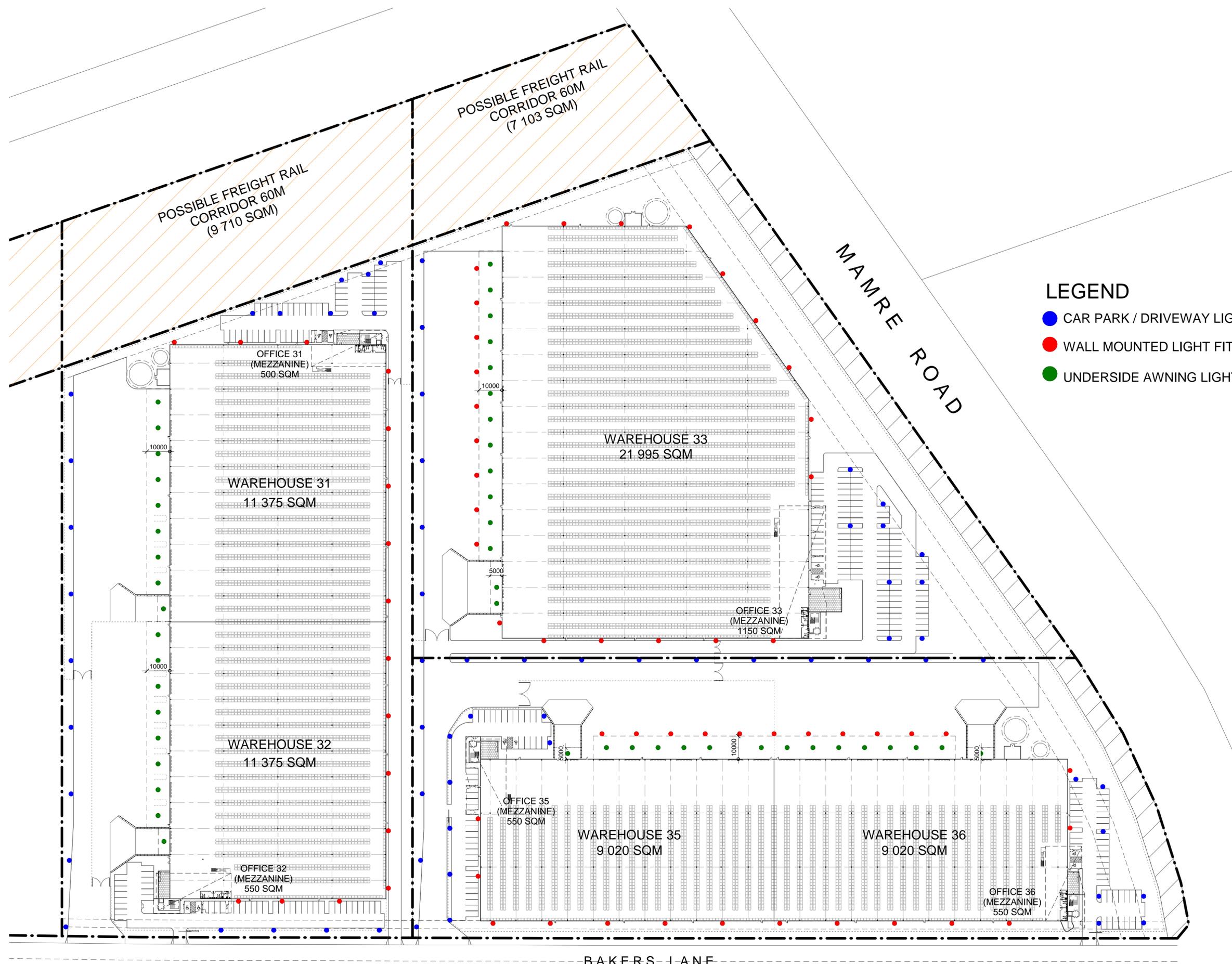
DRAWING TITLE
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SCALE 1:800
 DRAWN MP
 CHECKED JO
 DATE 29/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
 SP-KC1-DA-003 D

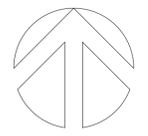
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C	DA ISSUE	07/03/2019



LEGEND

- CAR PARK / DRIVEWAY LIGHT POLES (APPROX. 8m HIGH)
- WALL MOUNTED LIGHT FITTING
- UNDERSIDE AWNING LIGHT FITTING



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PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318,
 Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 LIGHTING PLAN

SCALE As indicated
 DRAWN Author
 CHECKED Checker
 DATE 07/03/2019
 JOB NUMBER

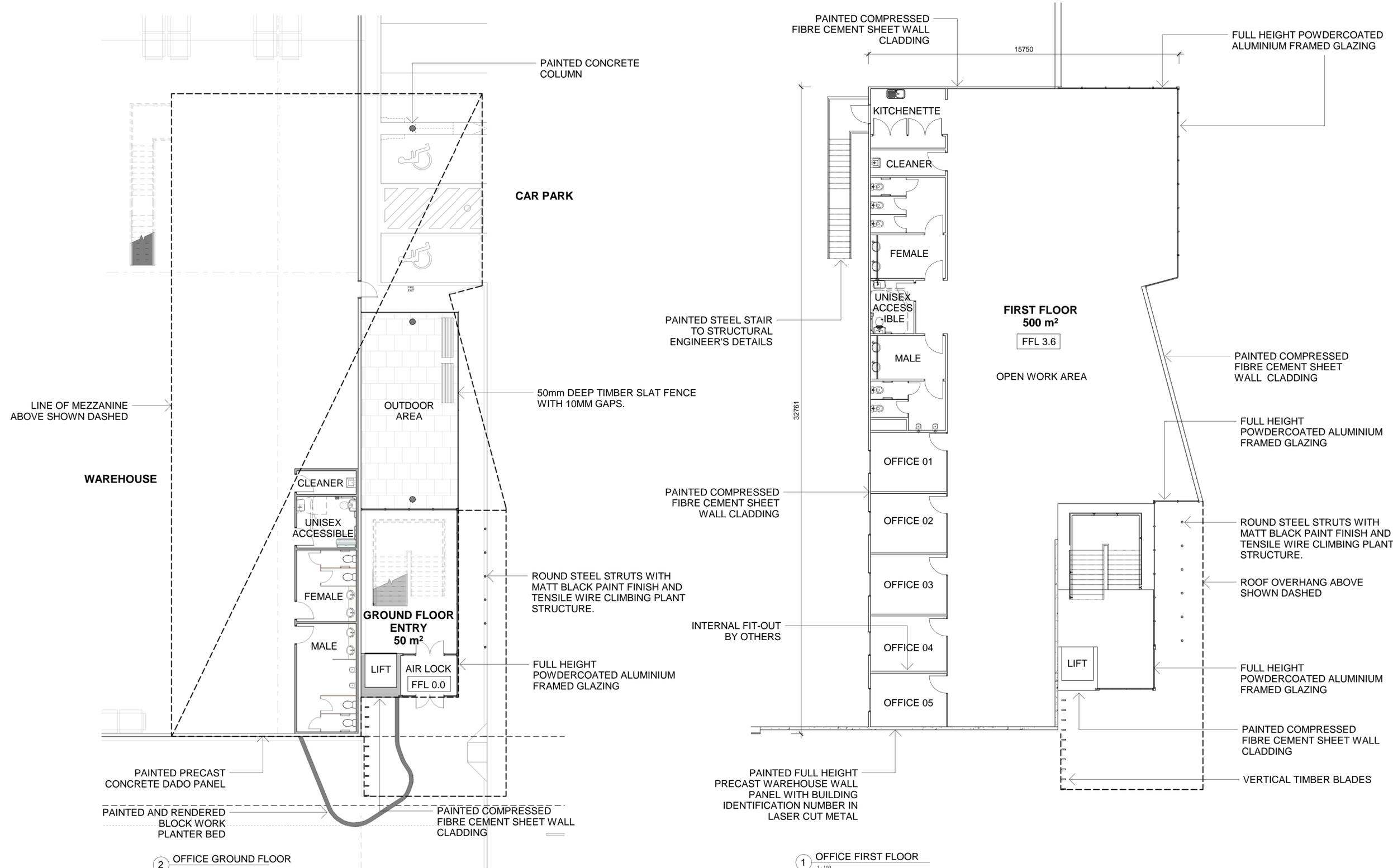
DRAWING NUMBER ISSUE
 SP-KC1-DA-007 C

1 LIGHTING PLAN
 1:800

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PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
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 Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
TYPICAL OFFICE PLAN (OFFICE 31)

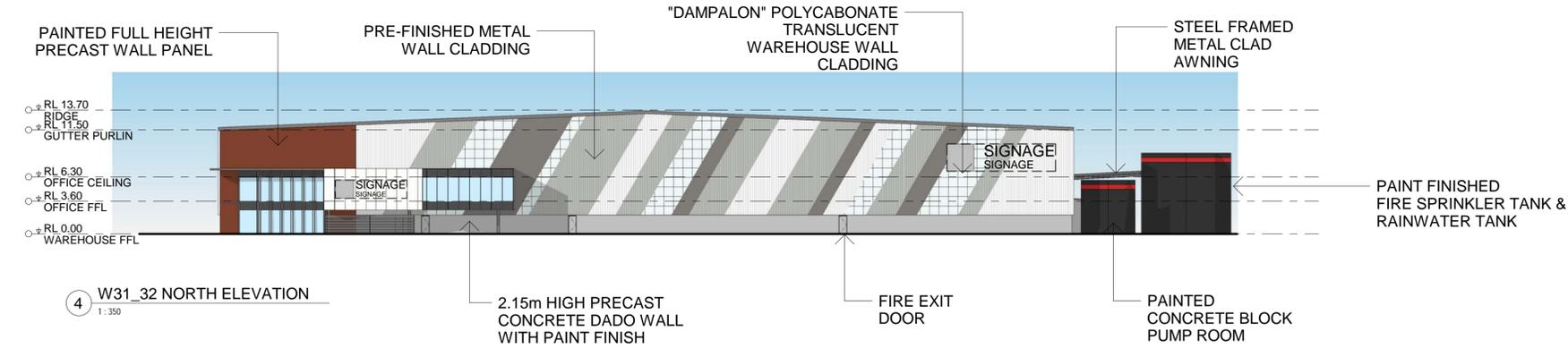
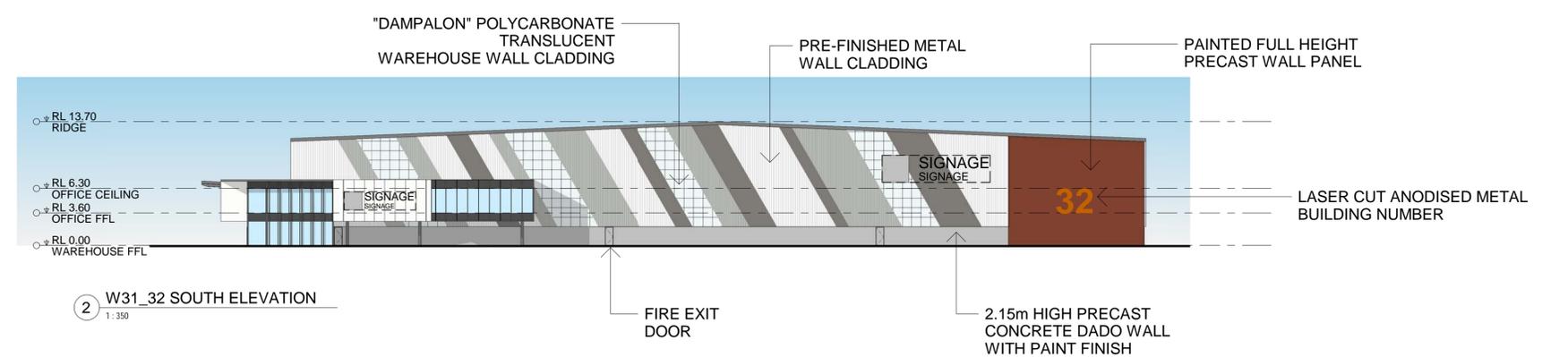
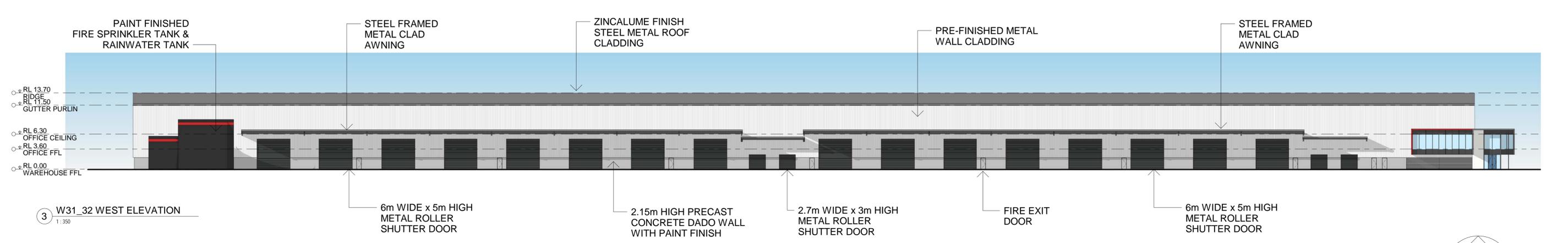
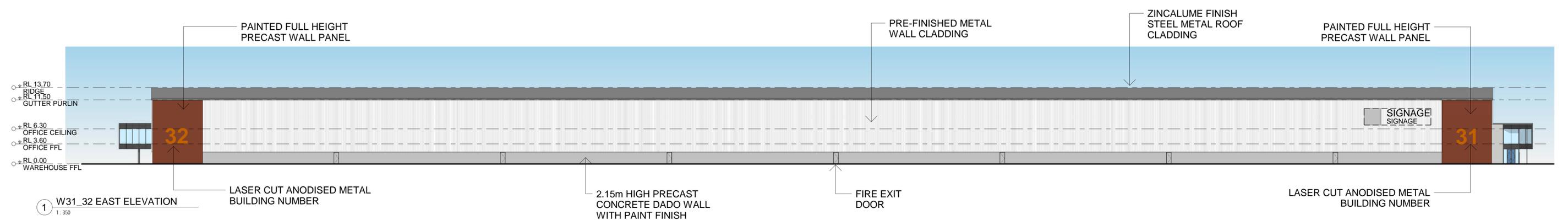
SCALE 1:100
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
SP-KC1-DA-110 C

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 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

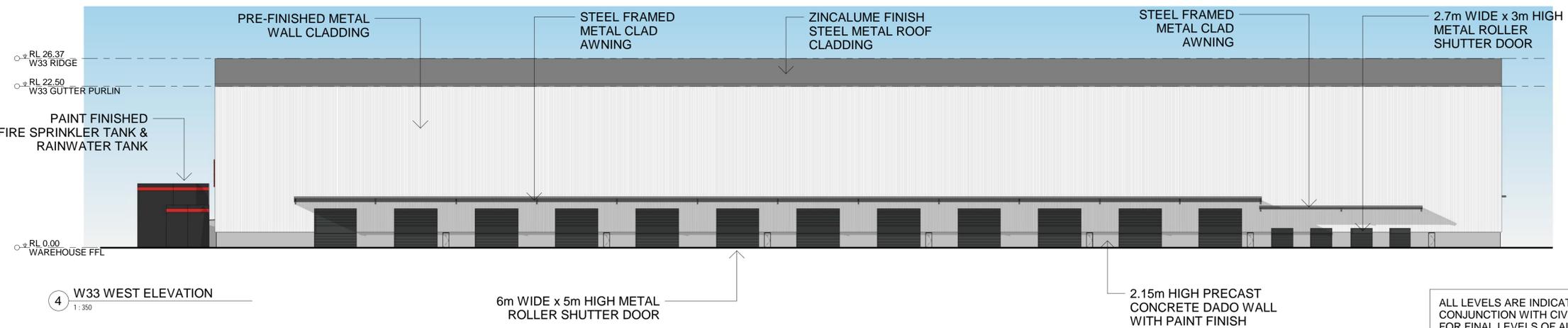
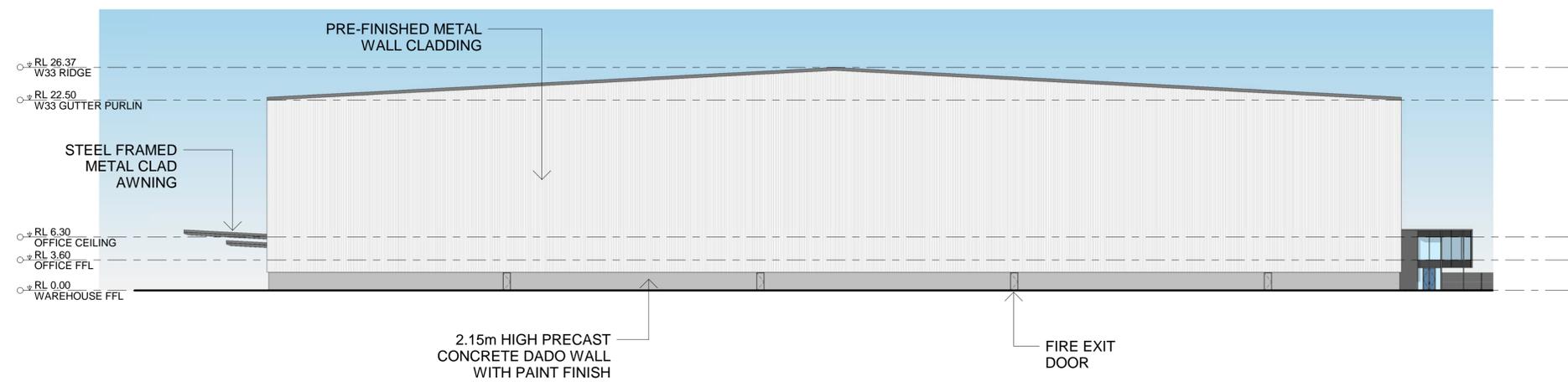
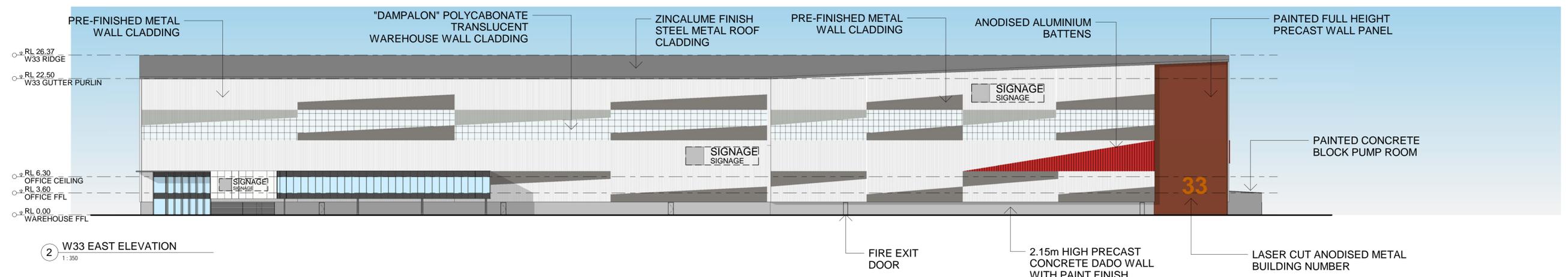
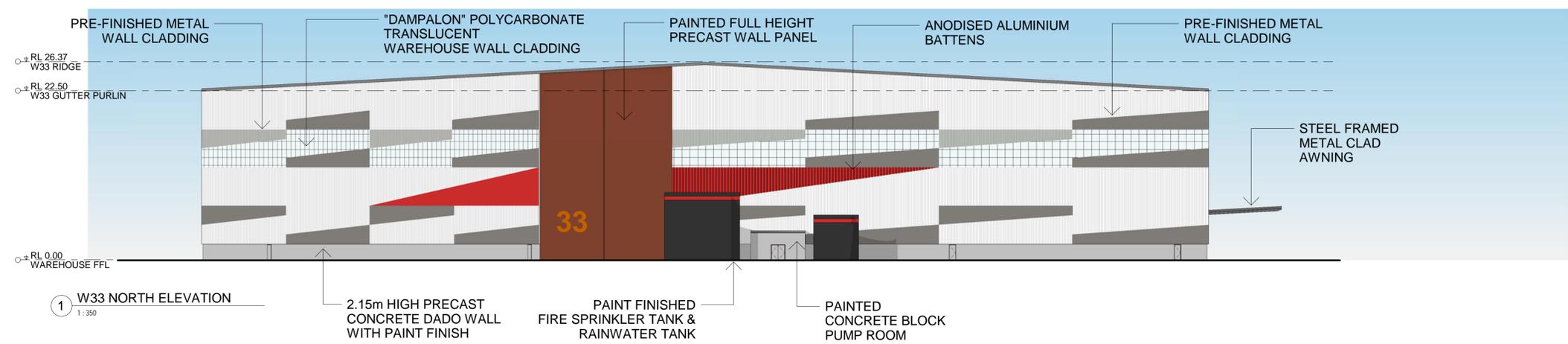
DRAWING TITLE
W31_32 ELEVATIONS

SCALE 1:350
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
SP-KC1-DA-200 C

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PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

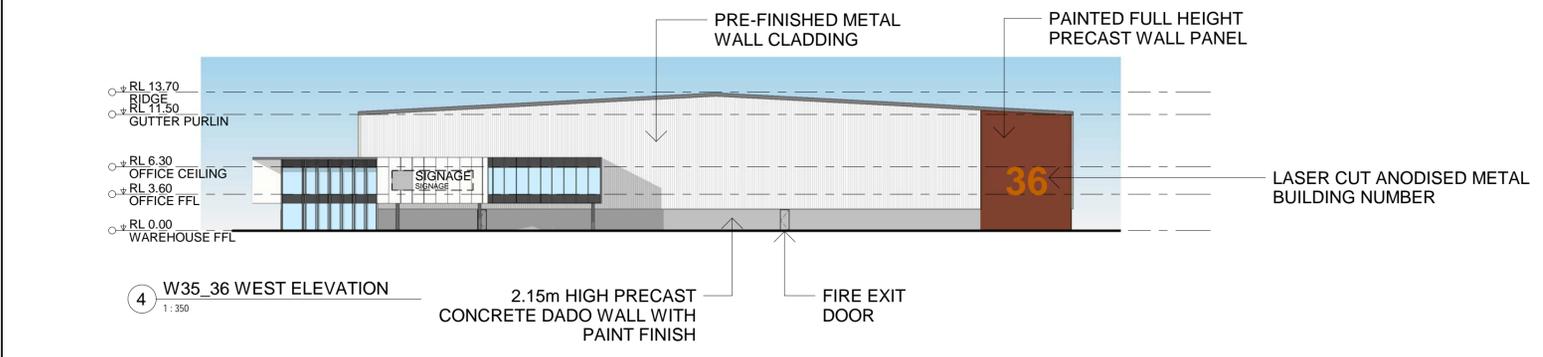
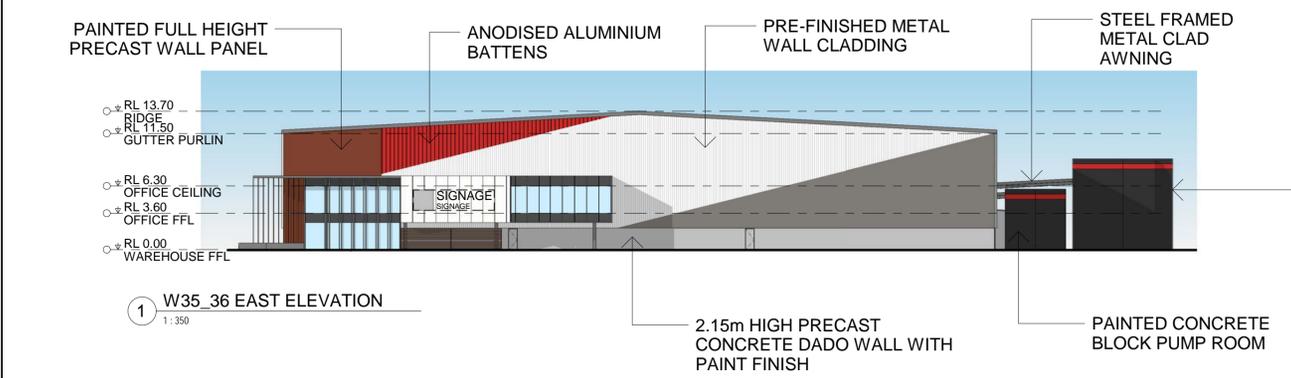
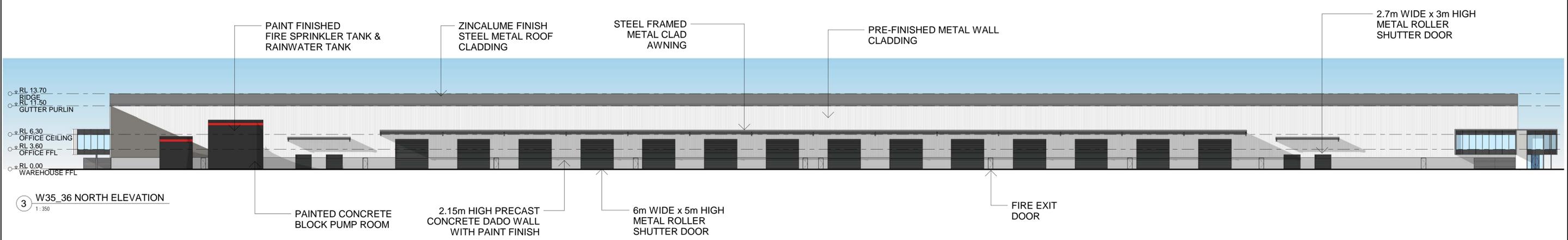
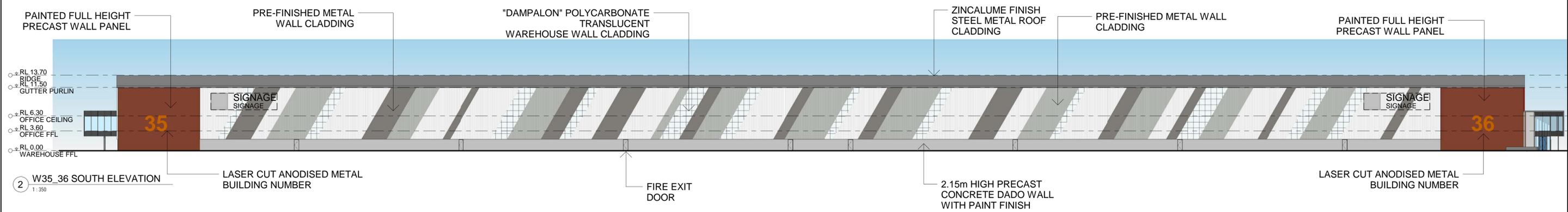
DRAWING TITLE
W33 ELEVATIONS

SCALE 1:350
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
SP-KC1-DA-201 C

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 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318,
 Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 W35_36 ELEVATIONS

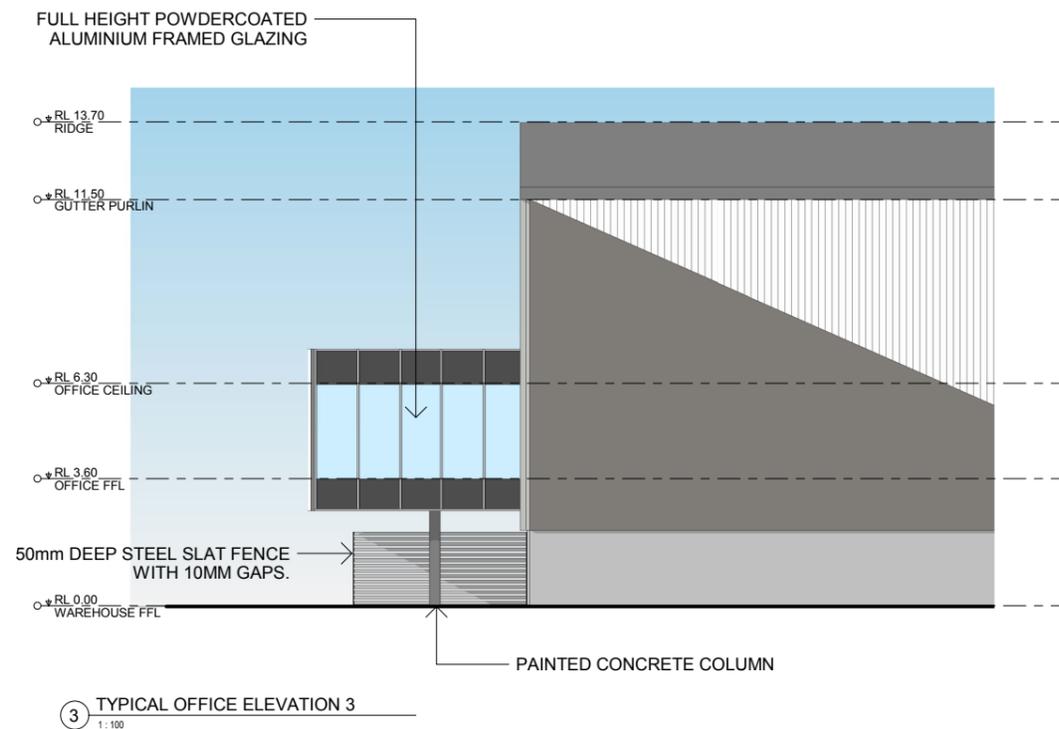
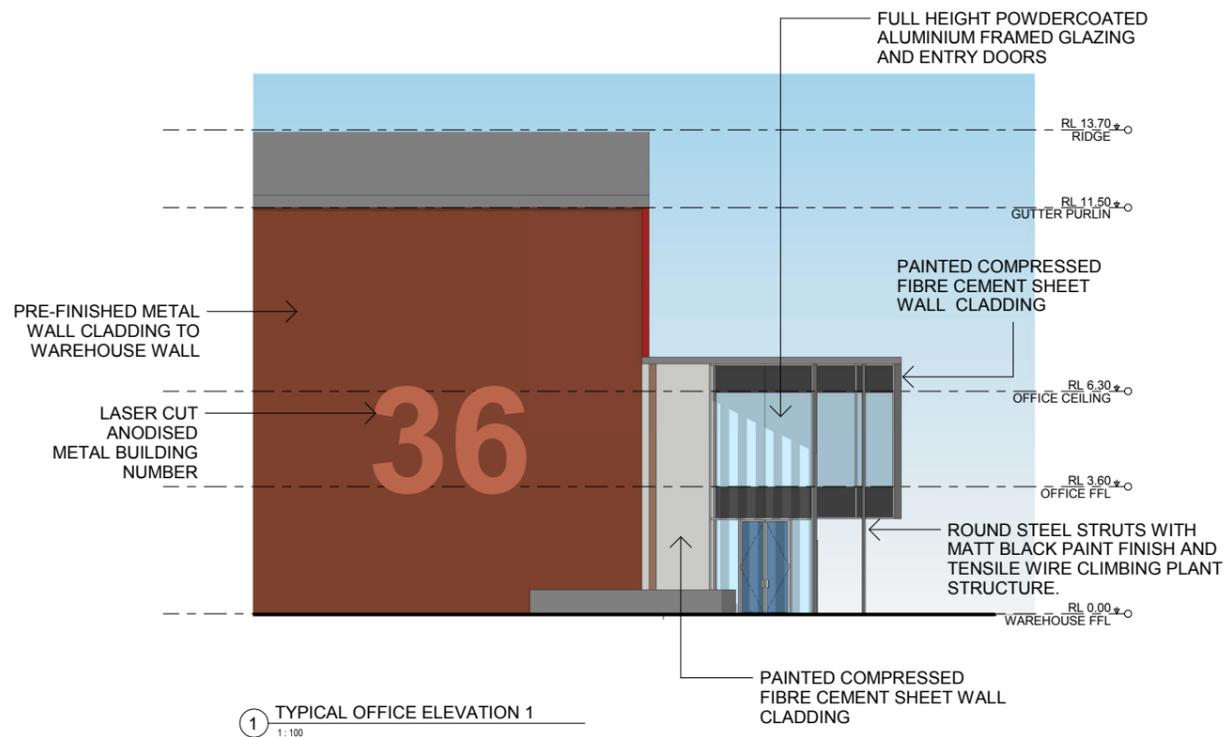
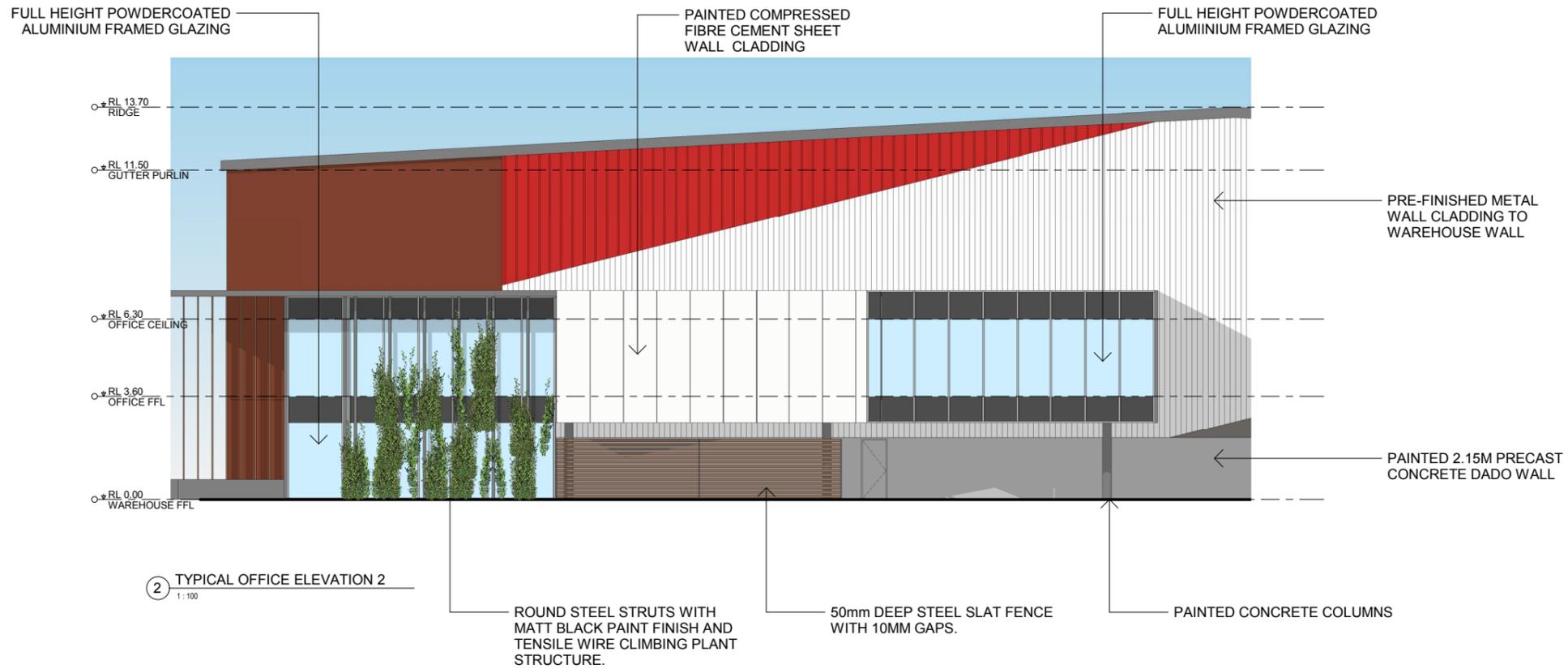
SCALE 1:350
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
 SP-KC1-DA-202 C

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B	DA ISSUE	07/12/2018
C	DA ISSUE	07/03/2019



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 PO BOX 3307
 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

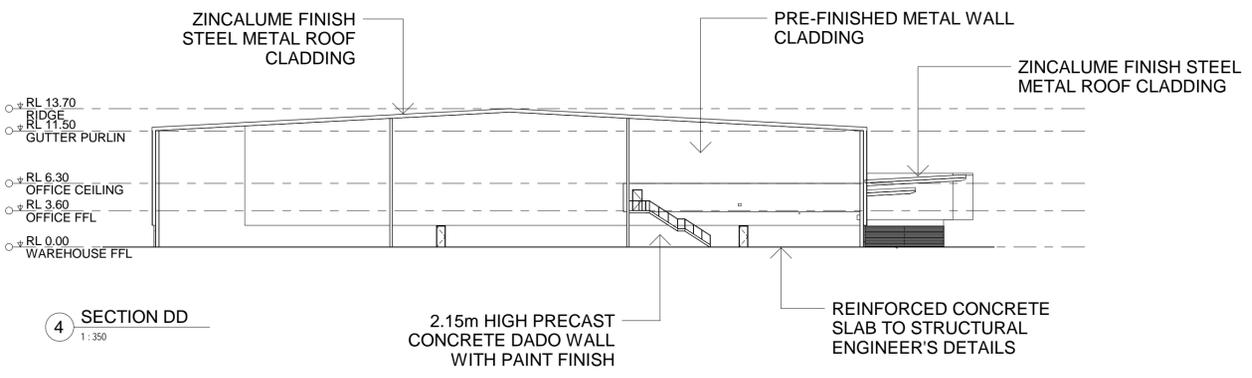
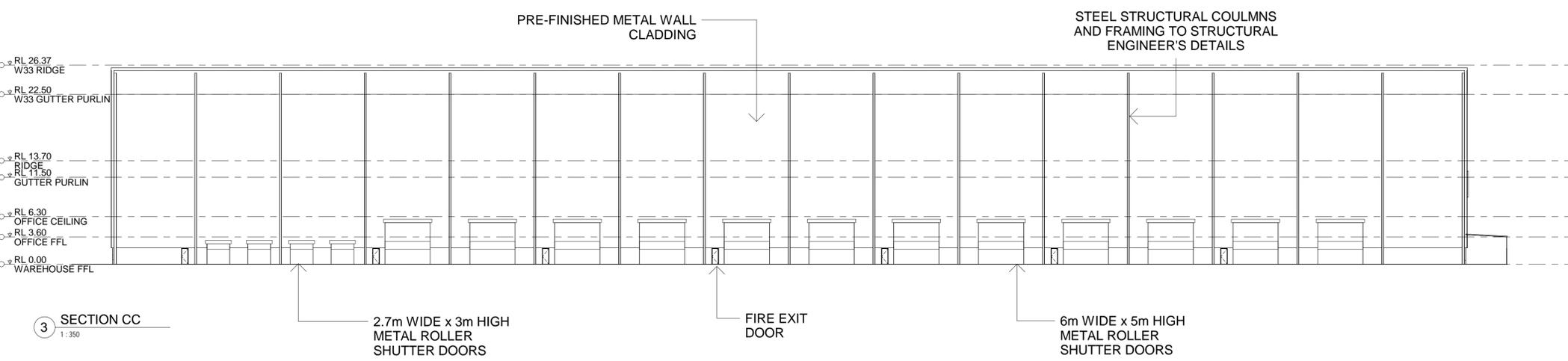
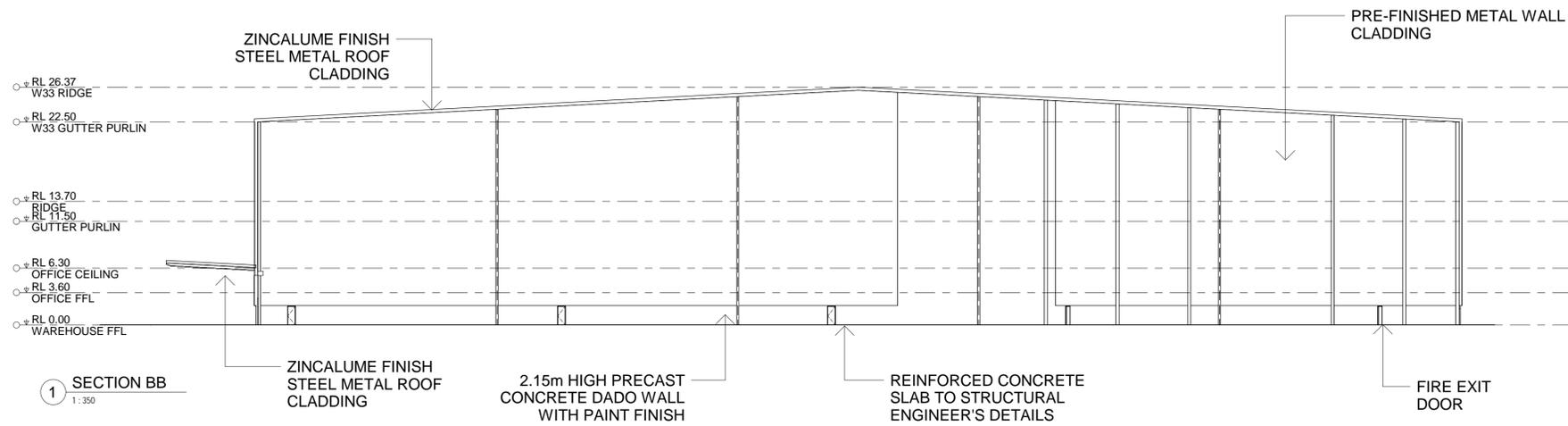
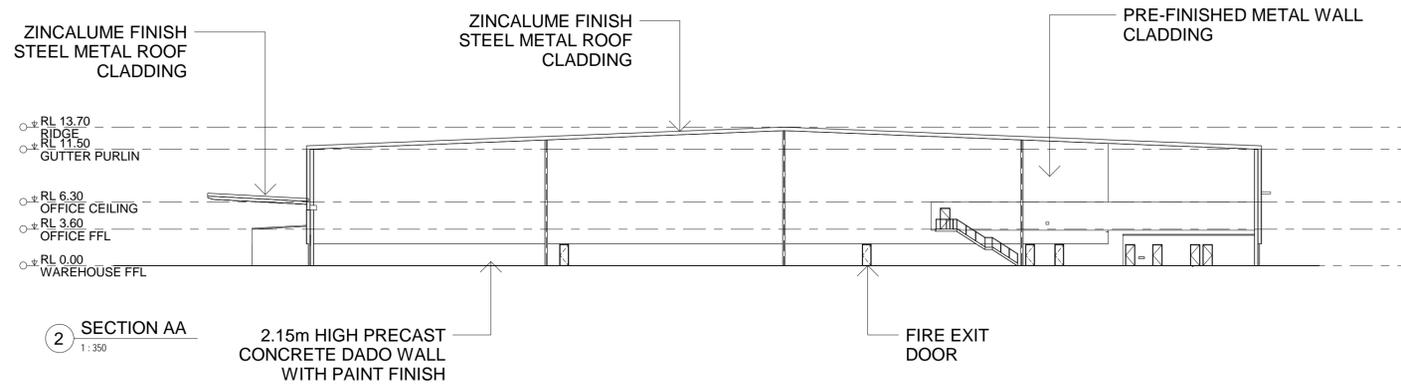
ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 TYPICAL OFFICE ELEVATIONS 01, 02 & 03

SCALE 1:100
 DRAWN Author
 CHECKED Checker
 DATE 07/03/2019
 JOB NUMBER

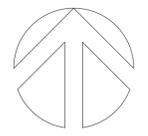
DRAWING NUMBER ISSUE
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REVISION	DESCRIPTION	DATE
A	DA ISSUE	12/10/2018
B	DA ISSUE	10/12/2018
C	DA ISSUE	07/03/2019



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 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 SECTIONS

SCALE 1:350
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
 SP-KC1-DA-210 C

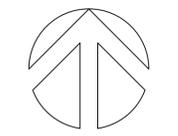
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REVISION	DESCRIPTION	DATE
1	DA ISSUE	07/03/2019

- SIGNAGE TYPE 1
STREET ENTRY SIGN
- SIGNAGE TYPE 2
TENANT IDENTIFICATION SIGN
- SIGNAGE TYPE 3
TENANT DIRECTIONAL SIGN
- TENANT SIGNAGE



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 PO BOX 3307 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

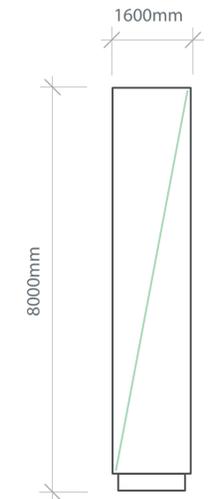
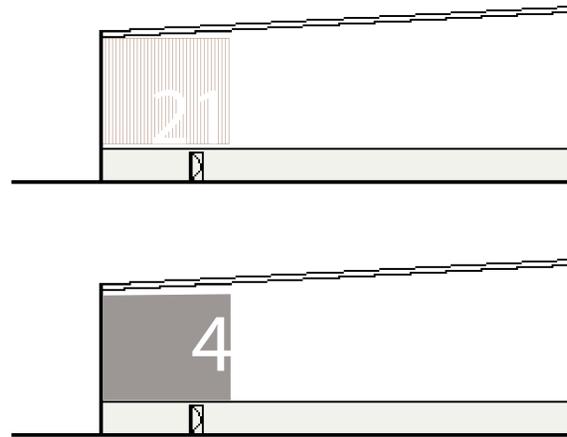
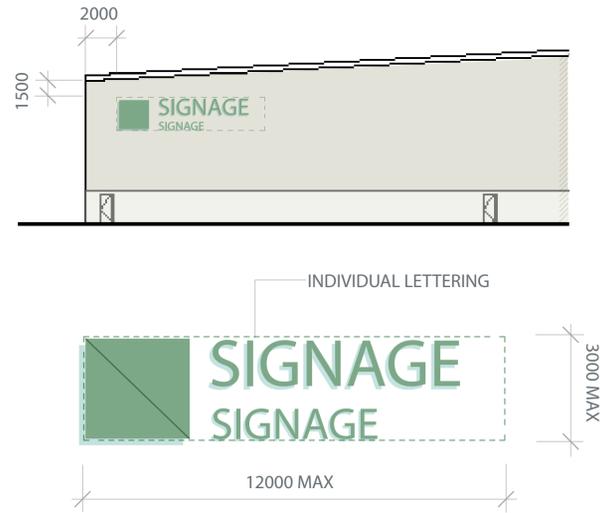
ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 ESTATE SIGNAGE

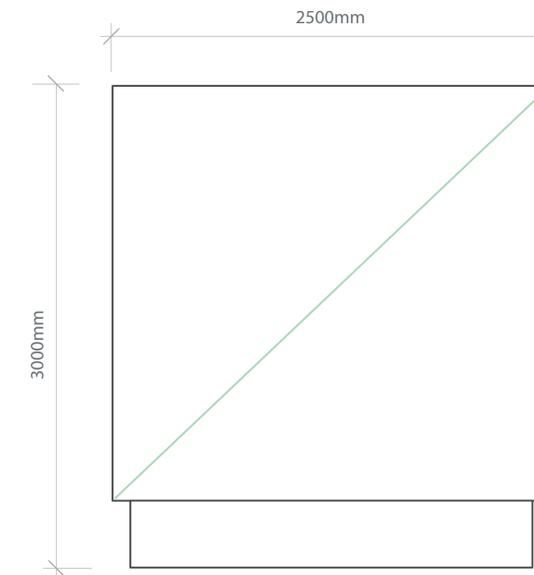
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DRAWN	Checker
CHECKED	07/03/2019
DATE	JOB NUMBER

DRAWING NUMBER	ISSUE
SP-KC1-DA-300	C

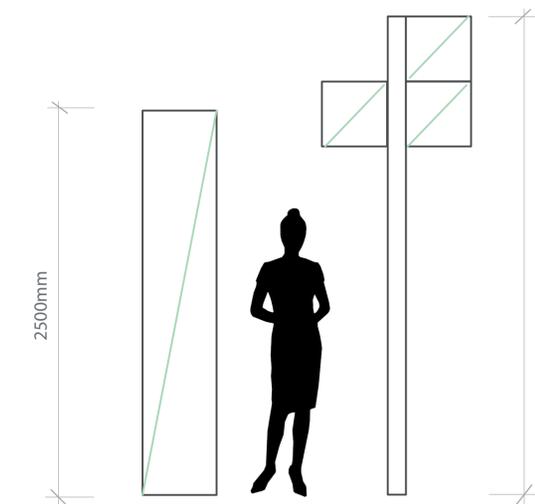
TENANT SIGNAGE DETAIL



ESTATE ENTRANCE



TENANT IDENTIFICATION



TENANT DIRECTIONAL

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C	DA ISSUE	07/03/2019

TENANT SIGNAGE

Tenant signage to be of a high quality finish with individual lettering or something similar rather than flat applied signs or painted lettering.

The signage should be located on visually prominent corners away from the office and could be integrated into the feature corner.



WAREHOUSE NUMBERING

Estate signage/warehouse numbering should be applied to give cohesion to the warehouses in the estate. Signage should be integrated into the feature/accent material expressed at the corners, rather than paint or a flat face-fixed sign.



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COMMERCIAL & INDUSTRIAL DIVISION
 1 HOMEBUSH BAY DRIVE PHONE 02 9767 2000
 BUILDING C, LEVEL 3 RHODES NSW 2138 FAX 02 9767 2908
 PO BOX 3307 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND INDUSTRIAL FACILITIES HUB

ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 SIGNAGE DETAILS

SCALE
 DRAWN Author
 CHECKED Checker
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
 SP-KC1-DA-301 C

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DRAWING TITLE
 OFFICE 32 PERSPECTIVE

SCALE
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
 SP-KC1-DA-601 C

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DRAWING TITLE
 OFFICE 33 PERSPECTIVE

SCALE
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
 SP-KC1-DA-602 C

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 RHODES NSW 2138

PROJECT
 PROPOSED WAREHOUSE, LOGISTICS AND
 INDUSTRIAL FACILITIES HUB

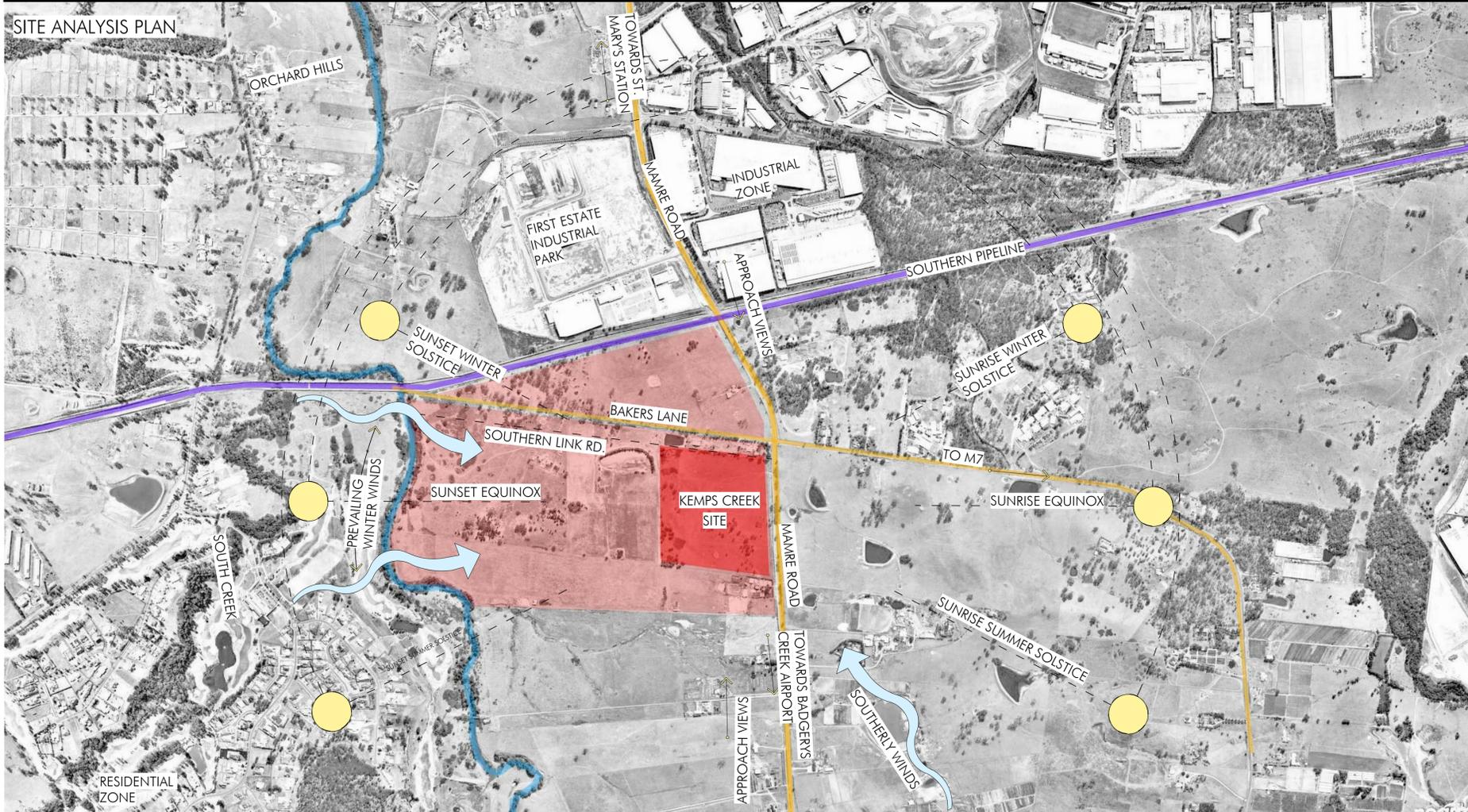
ADDRESS
 657-769 Mamre Road, Kemps Creek
 (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318,
 Lot Y DP 421633 & Lot 22 DP 258414)

DRAWING TITLE
 OFFICE 36 PERSPECTIVE

SCALE
 DRAWN MP
 CHECKED JQ
 DATE 07/03/2019
 JOB NUMBER

DRAWING NUMBER ISSUE
 SP-KC1-DA-603 C

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Drawings List					
Sheet Number	Sheet Name	Scale	Size	Rev.	Date
DA000	Coverpage	NTS	A1	E	08/03/2019
DA003	Site/Roof Plan (Warehouse 08, 09, 10 & 11)	1:1000	A1	C	19/12/2018
DA010	Warehouse 8 Floor Plan	1:500	A1	C	07/03/2019
DA011	Warehouse 9 Floor Plan	1:500	A1	B	07/03/2019
DA012	Warehouse 10 Floor Plan	1:500	A1	C	07/03/2019
DA013	Warehouse 11 Floor Plan - Sheet 1	1:500	A1	D	07/03/2019
DA014	Warehouse 11 Floor Plan - Sheet 2	1:500	A1	D	07/03/2019
DA015	Office 8 Floor Plans	1:100	A1	A	10/10/2018
DA016	Office 9 Floor Plans	1:100	A1	A	10/10/2018
DA017	Office 10 Floor Plans	1:100	A1	A	10/10/2018
DA018	Office 11a Floor Plans	1:100	A1	C	19/12/2018
DA019	Office 11b Floor Plans	1:100	A1	C	19/12/2018
DA020	Warehouse 8 Elevations	1:250	A1	B	07/03/2019
DA021	Warehouse 9 & 10 Elevations - Sheet 1	1:250	A1	B	07/03/2019
DA022	Warehouse 9 & 10 Elevations - Sheet 2	1:250	A1	B	07/03/2019
DA023	Warehouse 11 Elevations - Sheet 1	1:250	A1	D	07/03/2019
DA024	Warehouse 11 Elevations - Sheet 2	1:250	A1	D	07/03/2019
DA025	Office 8 Elevations	1:100	A1	B	07/12/2018
DA026	Office 9 Elevations	1:100	A1	B	07/12/2018
DA027	Office 10 Elevations	1:100	A1	B	07/12/2018
DA028	Office 11a Elevations	1:100	A1	C	19/12/2018
DA029	Office 11b Elevations	1:100	A1	C	19/12/2018
DA031	Sections (Warehouse 08, 09, 10 & 11)	1:250	A1	B	19/12/2018
DA050	Indicative Lighting Plan (Warehouse 08, 09, 10 & 11)	1:1000	A1	B	19/12/2018
DA060	Office 8 Perspectives	NTS	A1	A	10/10/2018
DA061	Office 9 Perspectives	NTS	A1	A	10/10/2018
DA062	Office 10 Perspectives	NTS	A1	A	10/10/2018
DA063	Office 11a Perspectives	NTS	A1	B	19/12/2018
DA064	Office 11b Perspectives	NTS	A1	C	19/12/2018

KEMPS CREEK

Mamre Road, Kemps Creek

SSDA
MARCH 2019

DEVELOPMENT AREAS

SITE AREA (LOT 21)		87 377m ²
WAREHOUSE 11	48 341m ²	
OFFICE 11a (2 STOREY)	1 200m ²	
DOCK OFFICE 11a	50m ²	
OFFICE 11b (2 STOREY)	1 200m ²	
DOCK OFFICE 11b	50m ²	
CAR PARKING REQUIRED	224 SPACES	
CAR PARKING PROVIDED	234 SPACES	
TOTAL BUILDING AREA	50 841m ²	
AWNING	3 240m ²	
SITE COVERAGE (EXCLUDING WAREHOUSE AWNING AREAS)	50 195m ² (57.4%)	

SITE AREA (LOT 22)		32 245m ²
WAREHOUSE 08	18 480m ²	
OFFICE 08 (2 STOREY)	840m ²	
DOCK OFFICE 08	50m ²	
CAR PARKING REQUIRED	84 SPACES	
CAR PARKING PROVIDED	92 SPACES	
TOTAL BUILDING AREA	19 370m ²	
AWNING	1 320m ²	
SITE COVERAGE (EXCLUDING WAREHOUSE AWNING AREAS)	19 160m ² (59.4%)	

SITE AREA (LOT 23)		44 970m ²
SITE AREA (PART OF LOT 23)		
22 178m ²		
WAREHOUSE 09	13 020m ²	
OFFICE 09 (2 STOREY)	710m ²	
DOCK OFFICE 09	50m ²	
CAR PARKING REQUIRED	62 SPACES	
CAR PARKING PROVIDED	63 SPACES	
TOTAL BUILDING AREA	13 780m ²	
AWNING	1 130m ²	
SITE COVERAGE (EXCLUDING WAREHOUSE AWNING AREAS)	13 660m ² (61.6%)	

SITE AREA (PART OF LOT 23)		
22 792m ²		
WAREHOUSE 10	12 785m ²	
OFFICE 10 (1 STOREY)	710m ²	
DOCK OFFICE 10	50m ²	
CAR PARKING REQUIRED	62 SPACES	
CAR PARKING PROVIDED	72 SPACES	
TOTAL BUILDING AREA	13 545m ²	
AWNING	1 320m ²	
SITE COVERAGE (EXCLUDING WAREHOUSE AWNING AREAS)	13 705m ² (60.1%)	



SIGNAGE LEGEND

- SIGNAGE TYPE 1
STREET ENTRY SIGN
- SIGNAGE TYPE 2
TENANT IDENTIFICATION SIGN
- SIGNAGE TYPE 3
TENANT DIRECTIONAL SIGN

Issue	Description	Date
D	REVISED LOT AREAS	28/03/2019
C	RE-ISSUE FOR SSDA	19/12/2018
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	10/10/2018
P3	ISSUE FOR COORDINATION	09/10/2018
P2	ISSUE FOR COORDINATION	05/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

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ISSUE FOR SSDA

Project Name
KEMPS CREEK

Project Address
Mamre Road, Kemp Creek



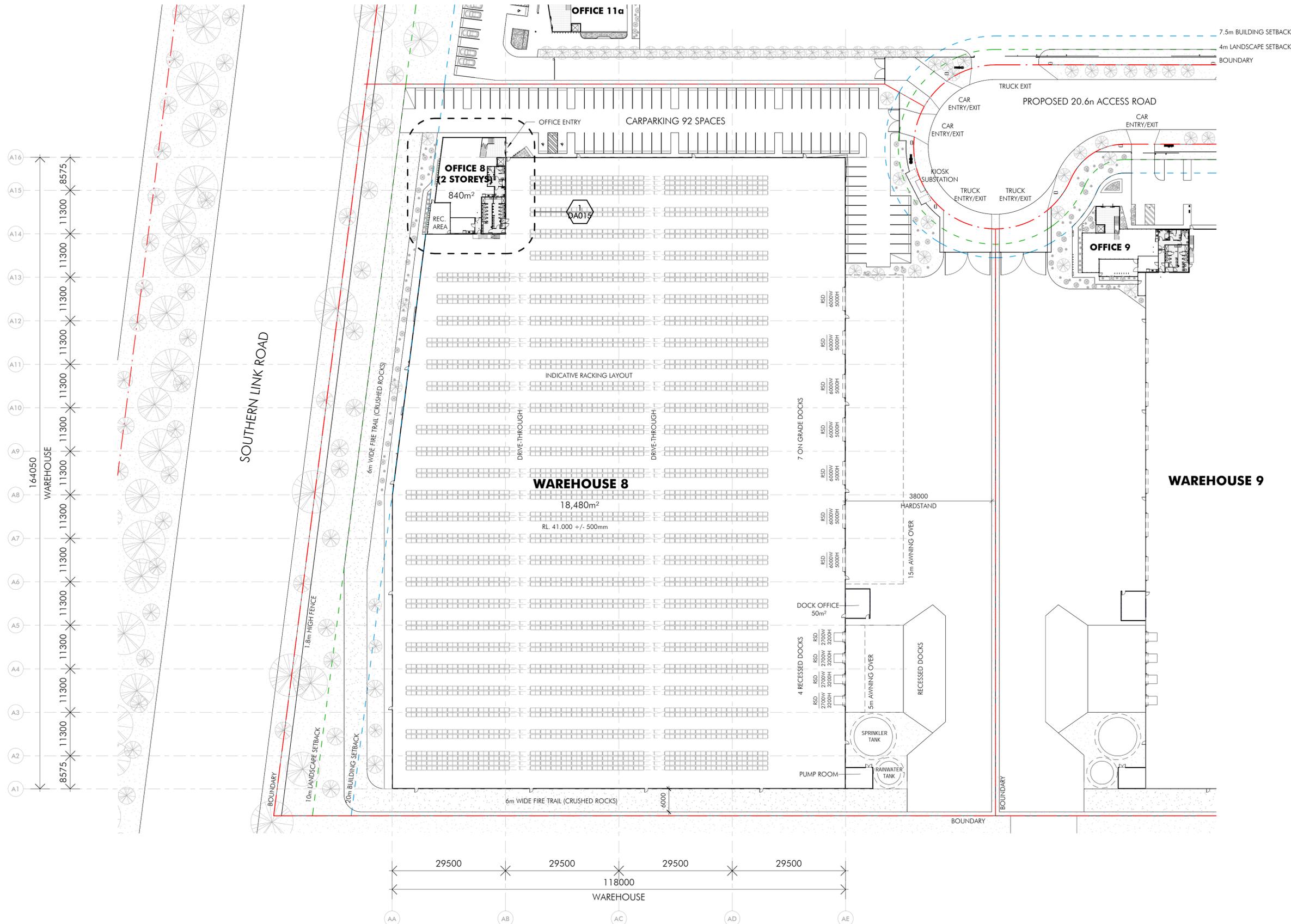
Drawing Title:
Site/Roof Plan (Warehouse 08, 09, 10 & 11)

Author: SF
Checked: DC
Sheet Size: A1
Scale: 1:1000
Drawing Number: **10476_DA003**
Issue: **D**

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nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

29/03/2019 13:55:42 PM C:\BENTON\DA003\10476_DA003.dwg User: kemp



Client



Issue	Description	Date
C	ADDED INDICATIVE RACKING LAYOUT	07/03/2019
B	RE-ISSUE FOR SSDA	19/12/2018
A	ISSUE FOR SSDA	13/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

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Builder

Project Name
KEMPS CREEK
Project Address
Mamre Road, Kemps Creek

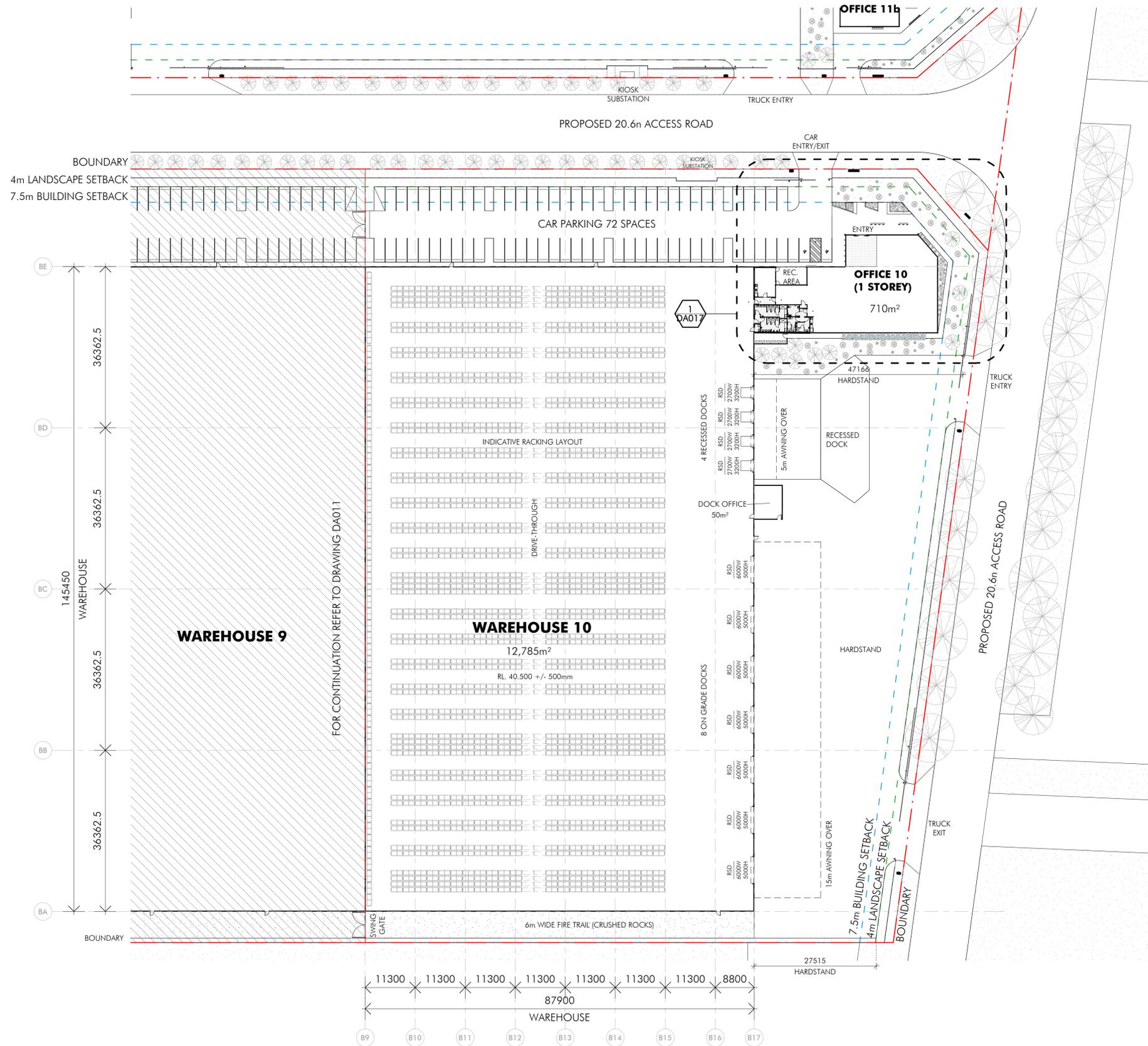


Drawing Title:
Warehouse 8 Floor Plan

Author:	Checked:	Sheet Size:	Scale:
SF	DC	A1	1:500
Drawing Number:	Issue:		
10476_DA010	C		

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Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



Client



Issue	Description	Date
C	ADDED INDICATIVE RACKING LAYOUT	07/03/2019
B	ISSUE FOR SSDA	19/12/2018
A	ISSUE FOR SSDA	13/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

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Builder

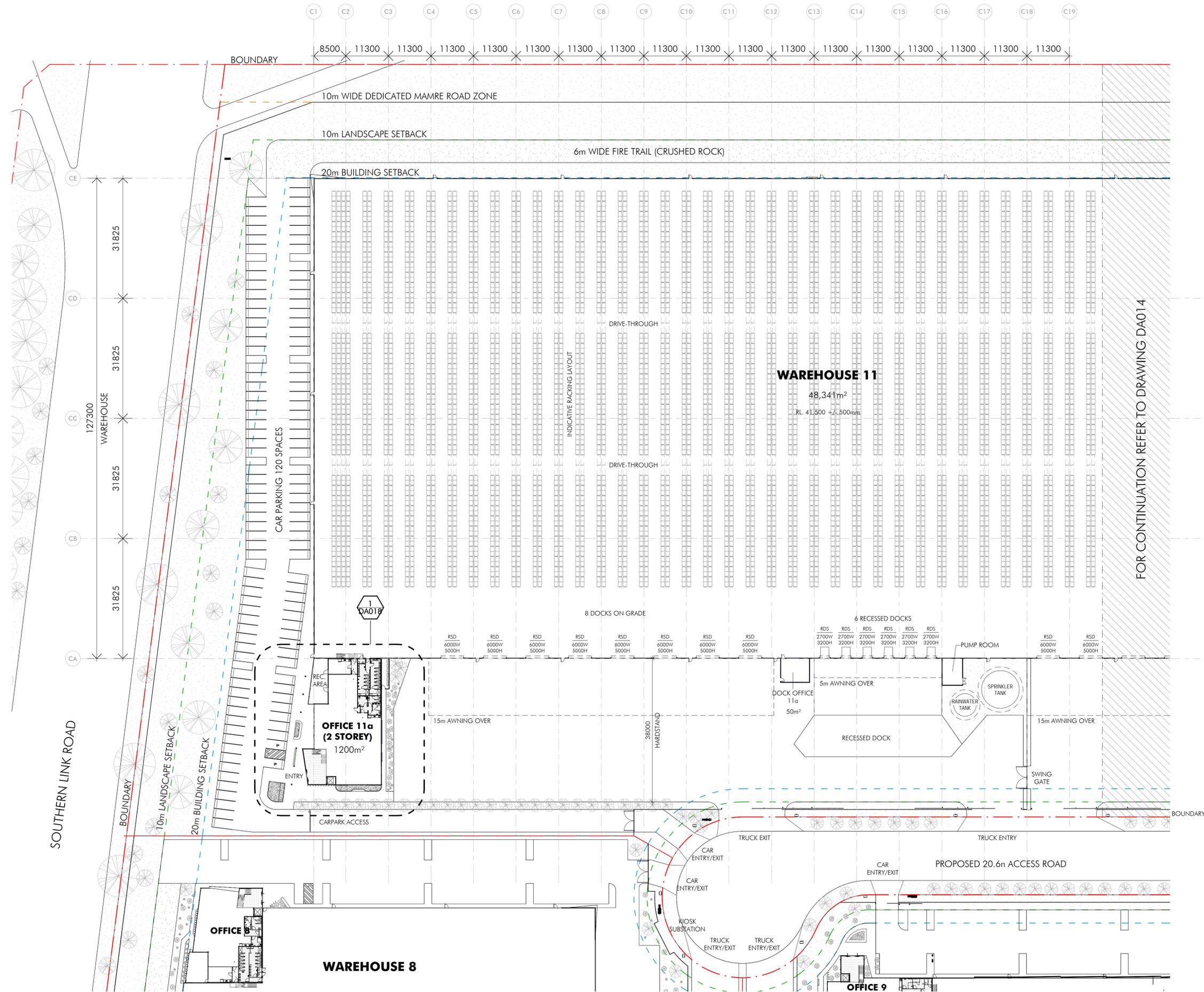
Project Name
KEMPS CREEK
Project Address
Mamre Road, Kemps Creek



Drawing Title: Warehouse 10 Floor Plan		Scale: 1:500
Author: SF	Checked: DC	Sheet Size: A1
Drawing Number: 10476_DA012		Issue: C



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Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



FOR CONTINUATION REFER TO DRAWING DA014

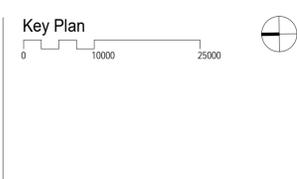
Issue	Description	Date
D	ADDED INDICATIVE PACKING LAYOUT	07/03/2019
C	RE-ISSUE FOR SSDA	19/12/2018
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	19/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

ISSUE FOR SSDA

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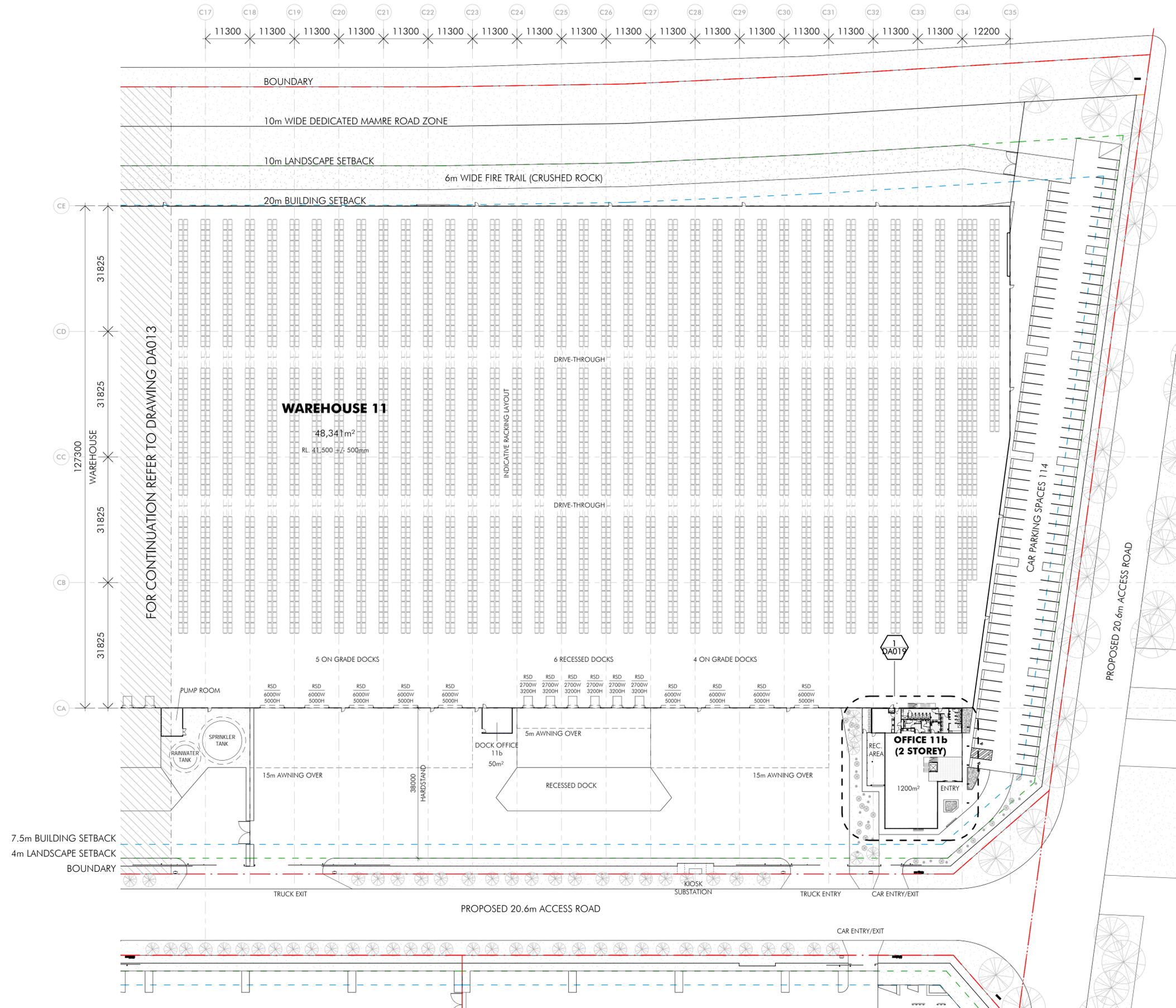


Drawing Title:
Warehouse 11 Floor Plan - Sheet 1

Author: SF
Checked: DC
Sheet Size: A1
Scale: 1:500

Drawing Number:
10476_DA013

Issue: D



Issue	Description	Date
D	ADDED INDICATIVE RACKING LAYOUT	07/03/2019
C	RE-ISSUE FOR SSDA	19/12/2018
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	19/10/2018
P1	DRAFT FOR REVIEW	09/10/2018

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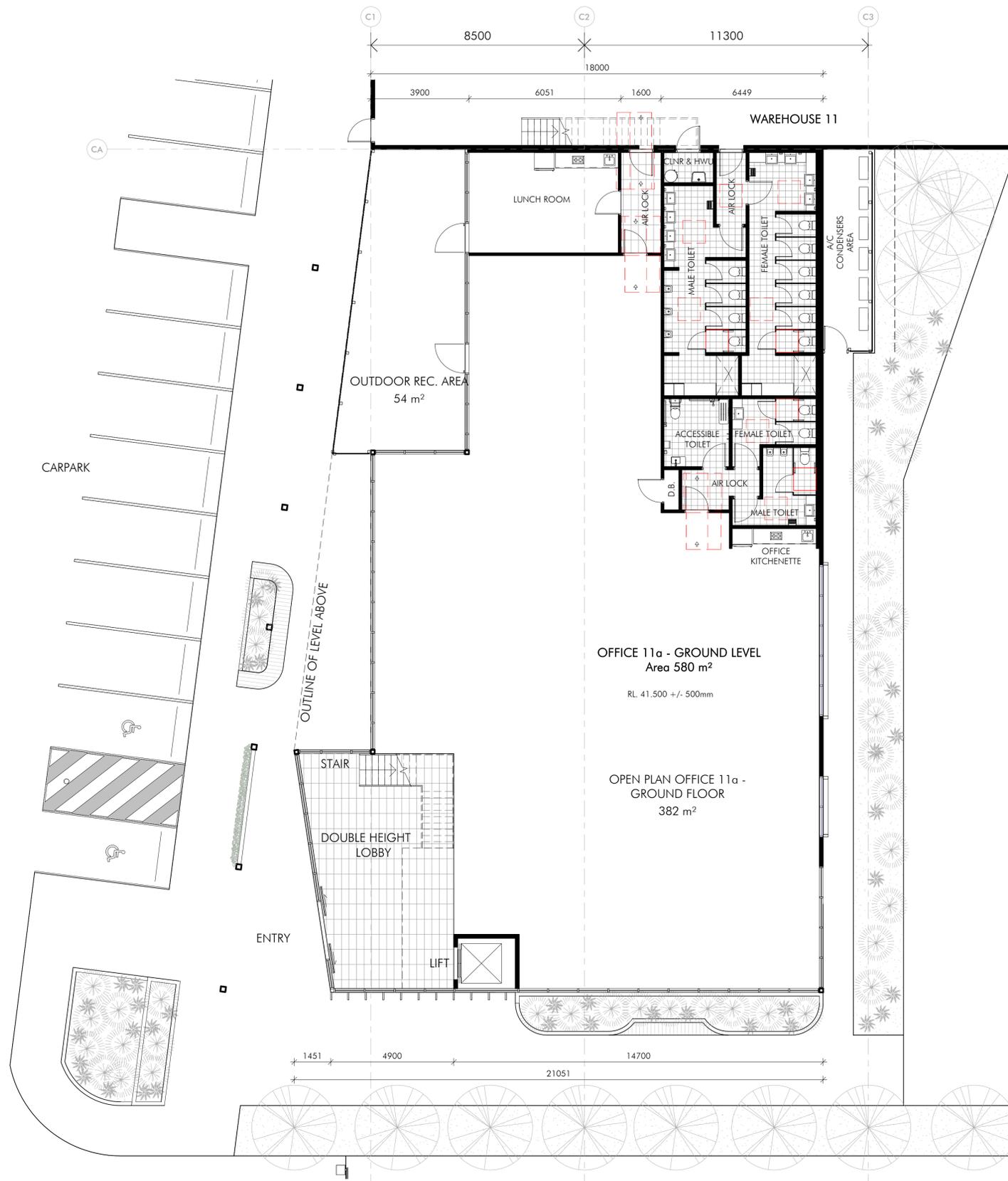
Builder

Project Name
KEMPS CREEK
Project Address
Mamre Road, Kemps Creek

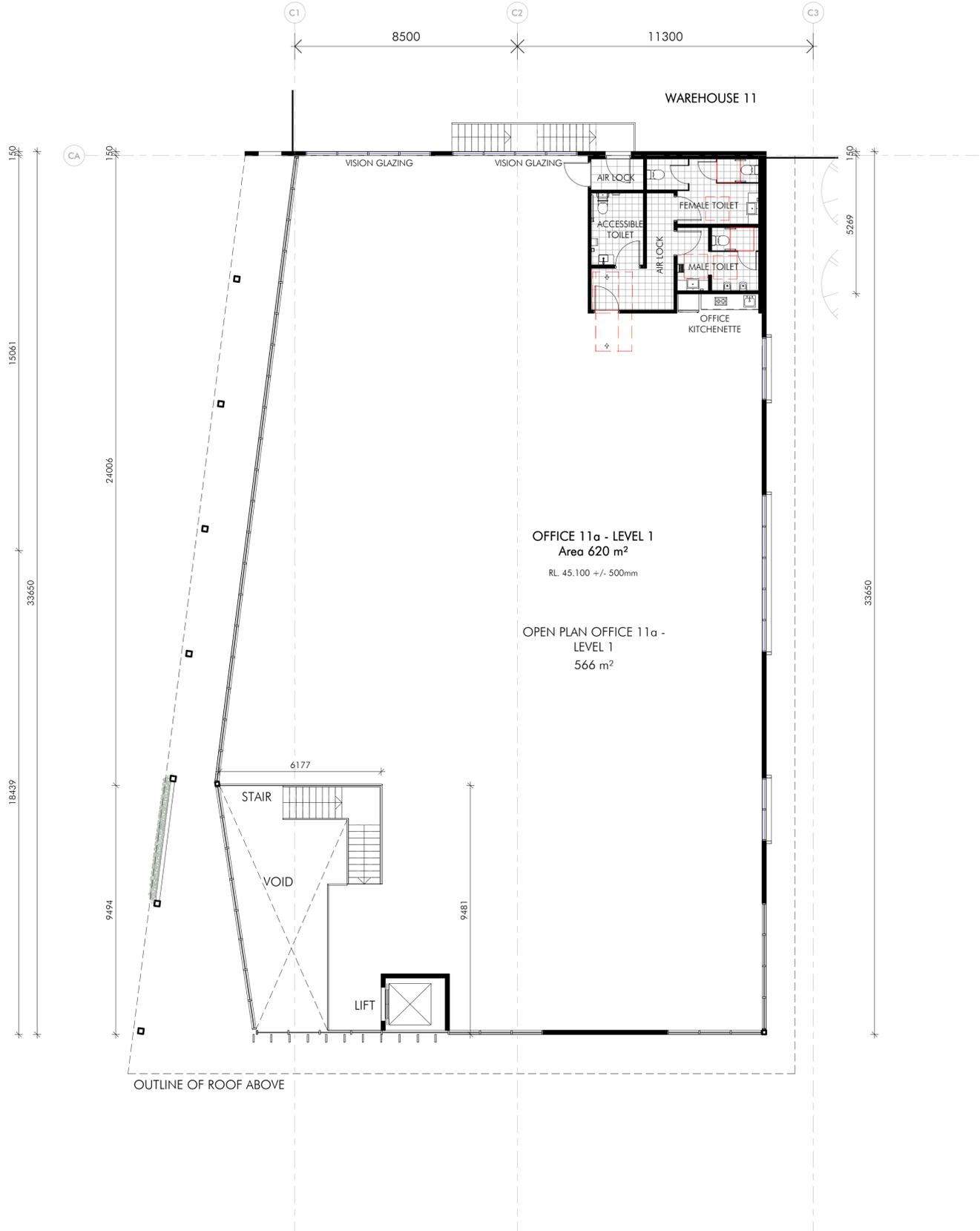


Drawing Title: Warehouse 11 Floor Plan - Sheet 2

Author: SF	Checker: DC	Sheet Size: A1	Scale: 1:500
Drawing Number: 10476_DA014	Issue: D		



1 Office 11a Ground Floor Plan
1 : 100



2 Office 11a First Floor Plan
1 : 100

Issue	Description	Date
C	RE-ISSUE FOR SSDA	19/12/2018
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	13/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

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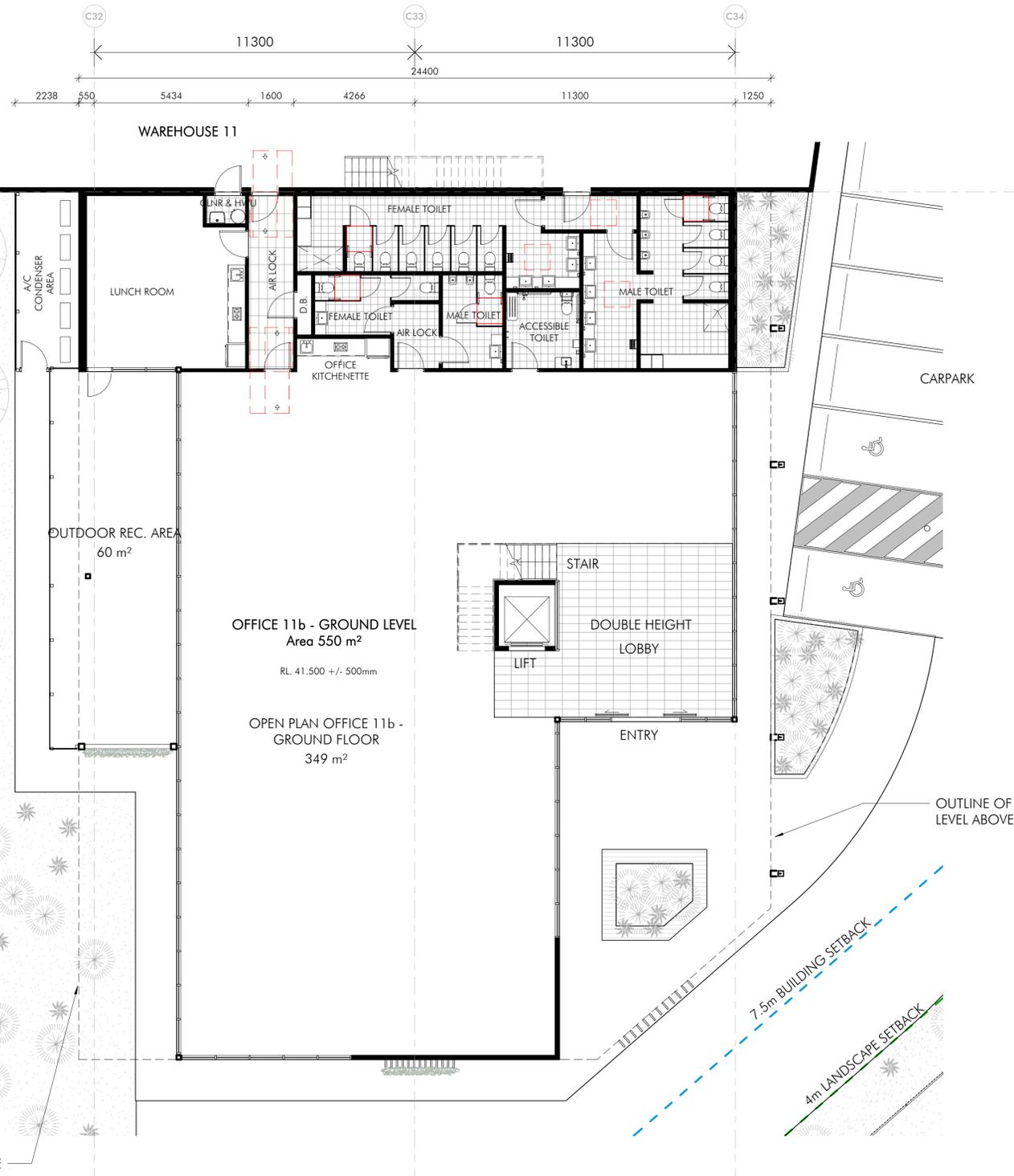
ISSUE FOR SSDA

Builder

Project Name
KEMPS CREEK
Project Address
Mamre Road, Kemps Creek



Drawing Title: Office 11a Floor Plans			
Author: SF	Checker: DC	Sheet Size: A1	Scale: 1:100
Drawing Number: 10476_DA018			Issue: C



1 Office 11b Ground Floor Plan
1:100



2 Office 11b Level 1 Plan
1:100

ALTIS
PROPERTY PARTNERS

Issue	Description	Date
C	RE-ISSUE FOR SSDA	19/12/2018
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	13/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

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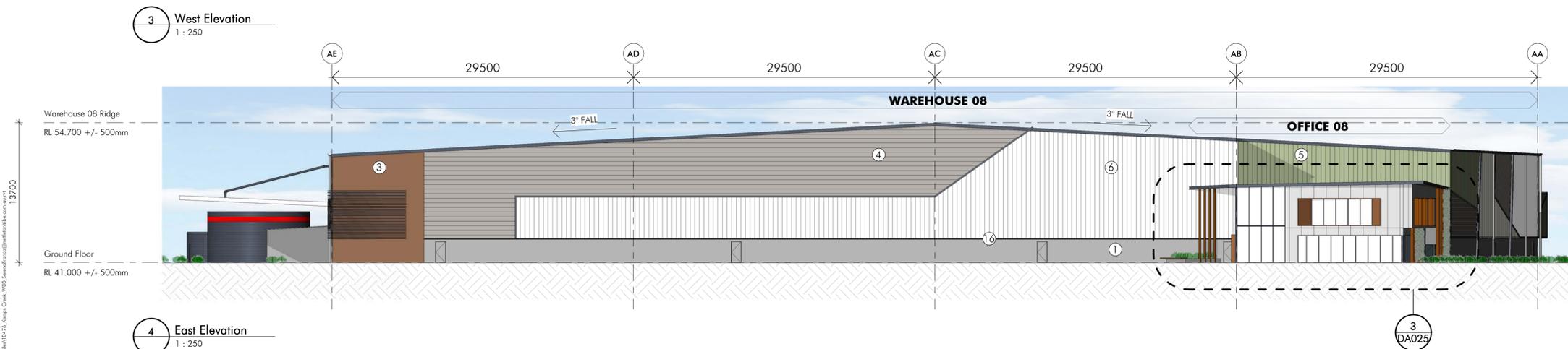
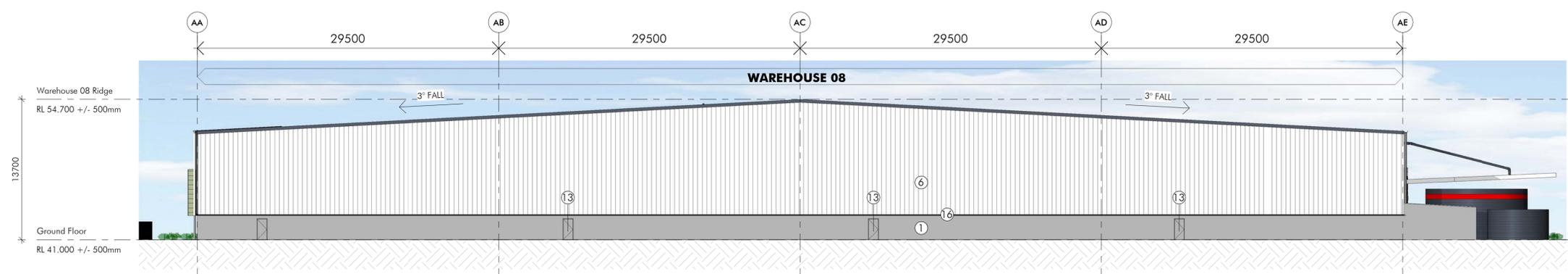
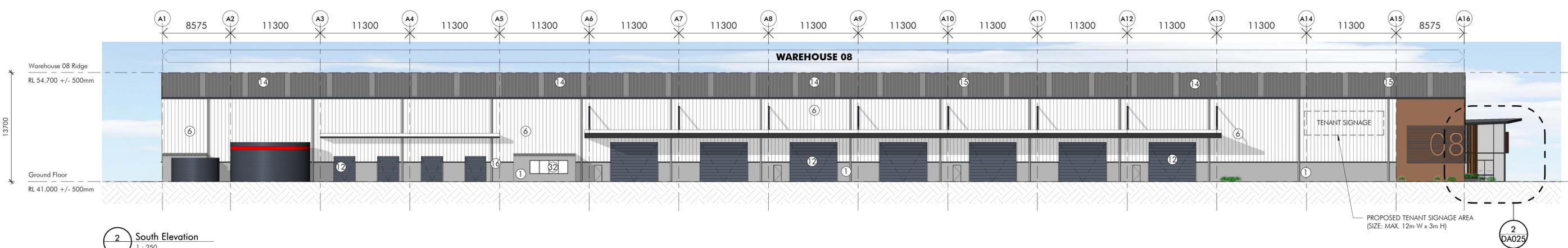
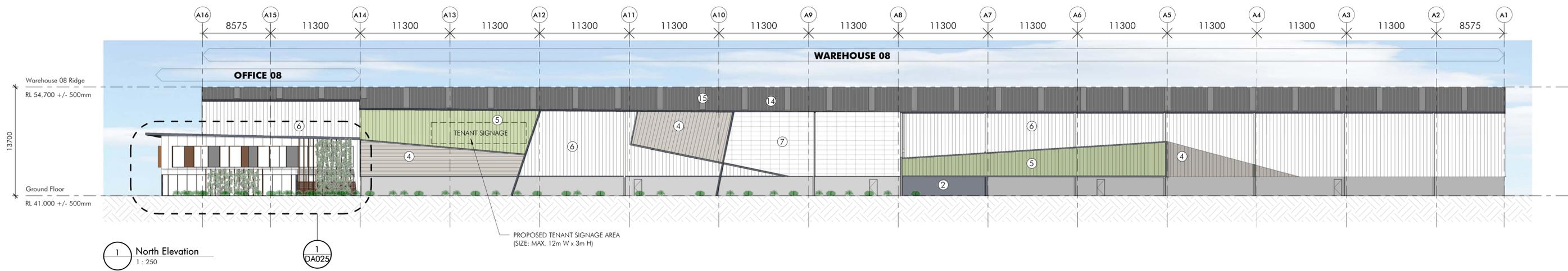


Drawing Title:
Office 11b Floor Plans

Author: SF
Checked: DC
Sheet Size: A1
Scale: 1:100
Drawing Number: **10476_DA019**
Issue: **C**

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Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



EXTERNAL FINISH LEGEND - WAREHOUSE

1. PAINTED PRECAST PANEL - 'GULLY' OR SIMILAR	11. ROOF ACCESSORIES - 'IRONSTONE' OR SIMILAR
2. PAINTED PRECAST PANEL - 'IRONSTONE' OR SIMILAR	12. ROLLER SHUTTER DOOR - POWDERCOATED 'IRONSTONE' OR SIMILAR
3. PAINTED PRECAST FEATURE WALL - 'BRONZE' OR SIMILAR	13. PAINTED DOOR & DOOR FRAMES - TO MATCH PRECAST COLOUR
4. PROFILED METAL WALL CLADDING - COLORBOND 'GULLY'	14. PROFILED ROOF SHEETING - ZINCALUME
5. PROFILED METAL WALL CLADDING - COLORBOND 'PALE EUCALYPT'	15. TRANSLUCENT PROFILED ROOF SHEETING
6. PROFILED METAL WALL CLADDING - COLORBOND 'SURFMIST'	16. TOE MOULD 'IRONSTONE' OR SIMILAR
7. TRANSLUCENT POLYCARBONATE SHEETING	17. PROFILED METAL WALL CLADDING - COLORBOND 'SHALE GREY'
8. ALUMINIUM BATTENS - RED	
9. WIRE MESH TO SUPPORT SIGNAGE - 'IRONSTONE' OR SIMILAR	
10. ROOF ACCESSORIES - 'GULLY'	

Issue	Description	Date
B	ADDED TENANT SIGNAGE AREA	07/03/2019
A	ISSUE FOR SSDA	10/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

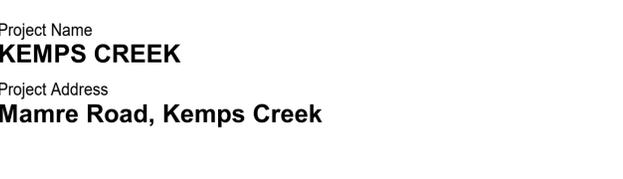
Client

Builder

Project Name
KEMPS CREEK

Project Address
Mamre Road, Kemps Creek

Issue FOR SSDA

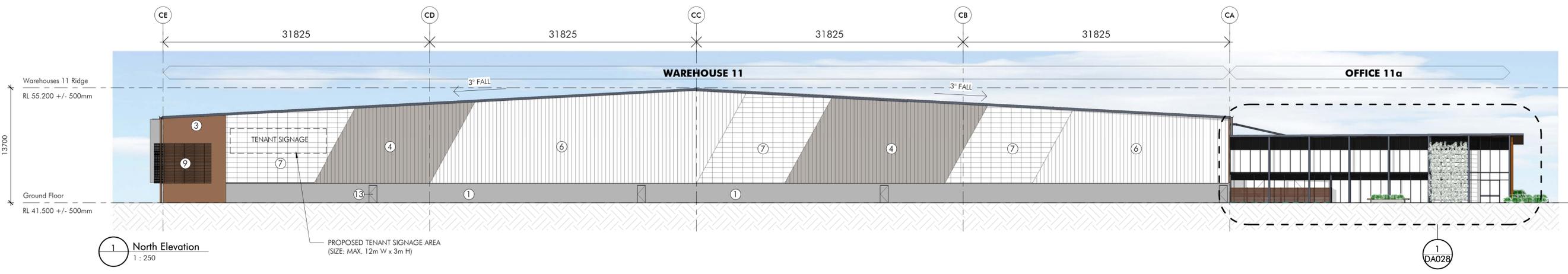


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Drawing Number:	Issue:		
10476_DA020	B		

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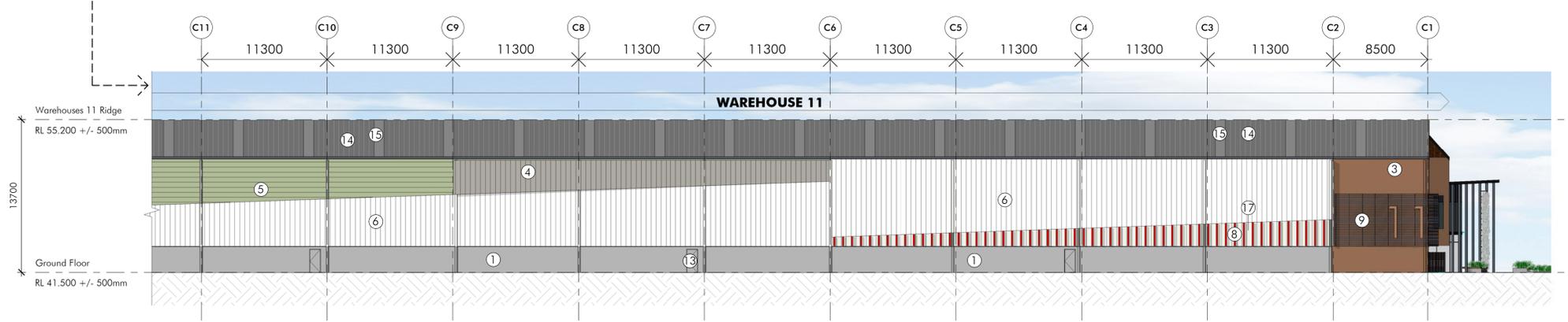
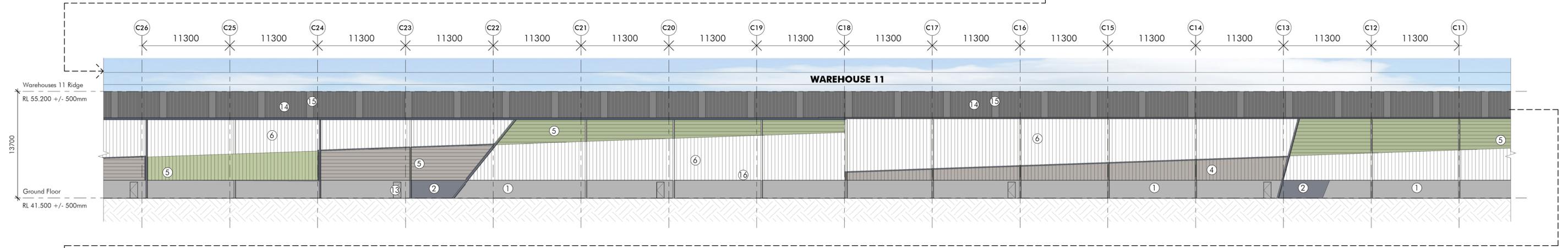
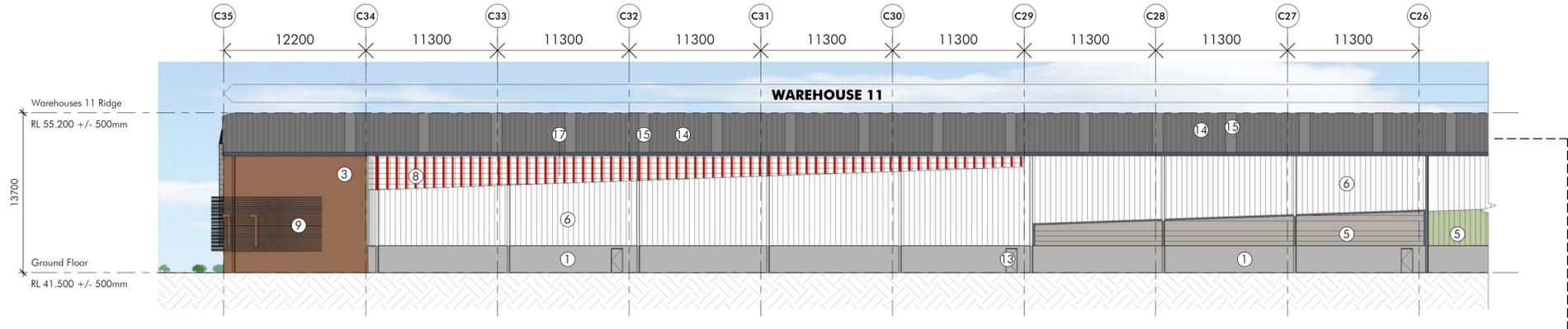
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t +61 7 3239 2444
e: brisbane@nettleontribe.com.au w: nettleontribe.com.au





1 North Elevation
1 : 250

1 DA028



4 East Elevation
1 : 250

- EXTERNAL FINISH LEGEND - WAREHOUSE**
- 1. PAINTED PRECAST PANEL - 'GULLY' OR SIMILAR
 - 2. PAINTED PRECAST PANEL - 'IRONSTONE' OR SIMILAR
 - 3. PAINTED PRECAST FEATURE WALL - 'BRONZE' OR SIMILAR
 - 4. PROFILED METAL WALL CLADDING - COLORBOND 'GULLY'
 - 5. PROFILED METAL WALL CLADDING - COLORBOND 'PALE EUCALYPT'
 - 6. PROFILED METAL WALL CLADDING - COLORBOND 'SURFMIST'
 - 7. TRANSLUCENT POLYCARBONATE SHEETING
 - 8. ALUMINIUM BATTENS - RED
 - 9. WIRE MESH TO SUPPORT SIGNAGE - 'IRONSTONE' OR SIMILAR
 - 10. ROOF ACCESSORIES - 'GULLY'
 - 11. ROOF ACCESSORIES - 'IRONSTONE' OR SIMILAR
 - 12. ROLLER SHUTTER DOOR - POWDERCOATED 'IRONSTONE' OR SIMILAR
 - 13. PAINTED DOOR & DOOR FRAMES - TO MATCH PRECAST COLOUR
 - 14. PROFILED ROOF SHEETING - ZINCALUME
 - 15. TRANSLUCENT PROFILED ROOF SHEETING
 - 16. TOEMOULD 'IRONSTONE' OR SIMILAR
 - 17. PROFILED METAL WALL CLADDING - COLORBOND 'SHALE GREY'



Issue	Description	Date
D	ADDED TENANT SIGNAGE AREA	07/03/2019
C	RE-ISSUE FOR SSDA	19/12/2018
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	19/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

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ISSUE FOR SSDA

Project Name
KEMPS CREEK

Project Address
Mamre Road, Kemps Creek

Client

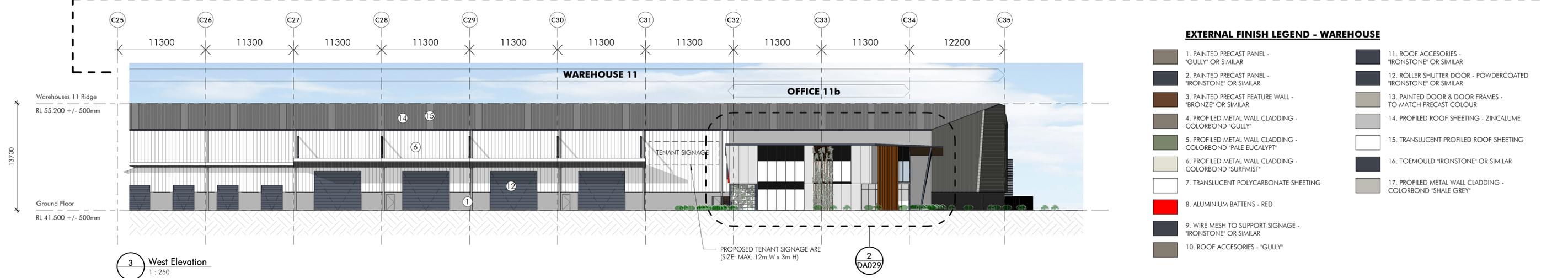
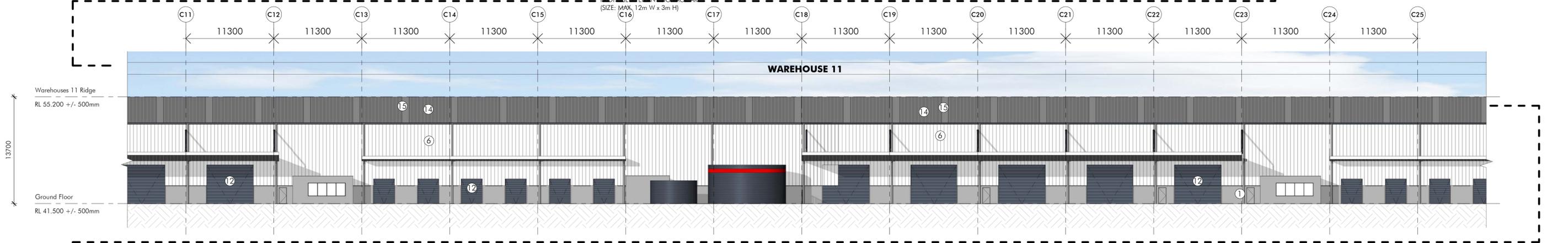
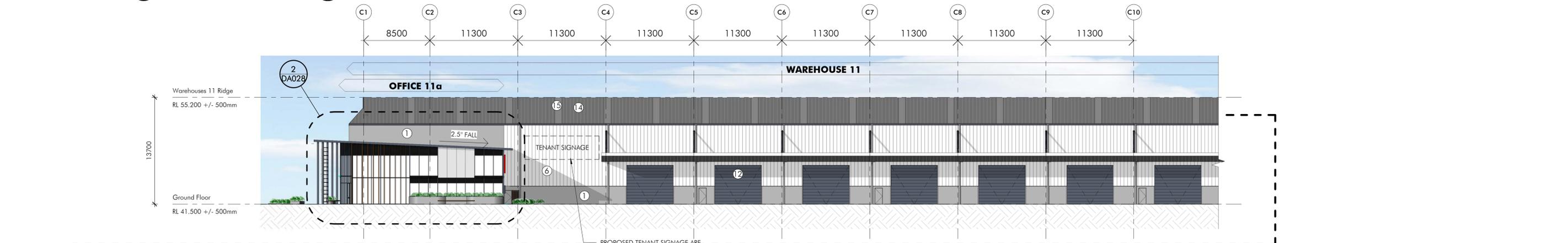
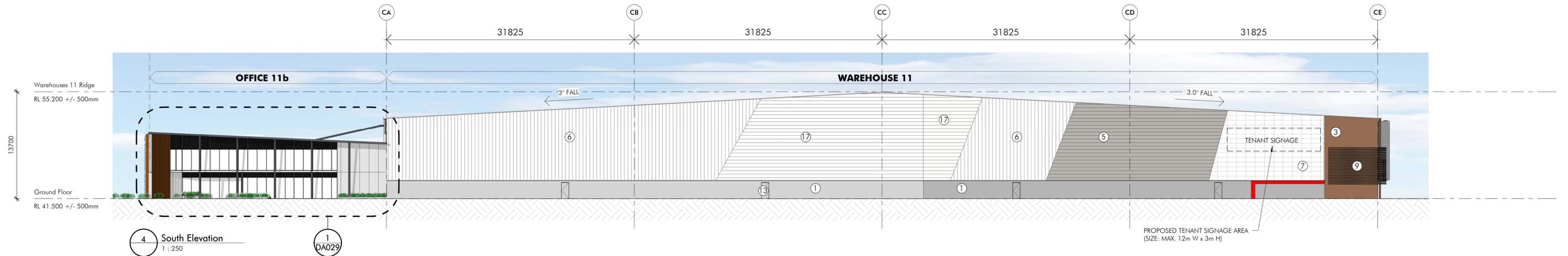
Builder



Drawing Title:
Warehouse 11 Elevations - Sheet 1

Author: SF/CR
Check: DC
Sheet Size: A1
Scale: 1:250
Issue: D
Drawing Number: **10476_DA023**





EXTERNAL FINISH LEGEND - WAREHOUSE

1. PAINTED PRECAST PANEL - "GULLY" OR SIMILAR	11. ROOF ACCESSORIES - "IRONSTONE" OR SIMILAR
2. PAINTED PRECAST PANEL - "IRONSTONE" OR SIMILAR	12. ROLLER SHUTTER DOOR - POWDERCOATED "IRONSTONE" OR SIMILAR
3. PAINTED PRECAST FEATURE WALL - "BRONZE" OR SIMILAR	13. PAINTED DOOR & DOOR FRAMES - TO MATCH PRECAST COLOUR
4. PROFILED METAL WALL CLADDING - COLORBOND "GULLY"	14. PROFILED ROOF SHEETING - ZINCALUME
5. PROFILED METAL WALL CLADDING - COLORBOND "PALE EUCALYPT"	15. TRANSLUCENT PROFILED ROOF SHEETING
6. PROFILED METAL WALL CLADDING - COLORBOND "SURFMIST"	16. TOEMOULD "IRONSTONE" OR SIMILAR
7. TRANSLUCENT POLYCARBONATE SHEETING	17. PROFILED METAL WALL CLADDING - COLORBOND "SHALE GREY"
8. ALUMINIUM BATTENS - RED	
9. WIRE MESH TO SUPPORT SIGNAGE - "IRONSTONE" OR SIMILAR	
10. ROOF ACCESSORIES - "GULLY"	

ALTIS
PROPERTY PARTNERS

Issue	Description	Date
D	ADDED TENANT SIGNAGE AREA	07/03/2019
C	PRE-ISSUE FOR SSDA	19/12/2018
B	PRE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	10/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

ISSUE FOR SSDA

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Project Name
KEMPS CREEK

Project Address
Mamre Road, Kemps Creek

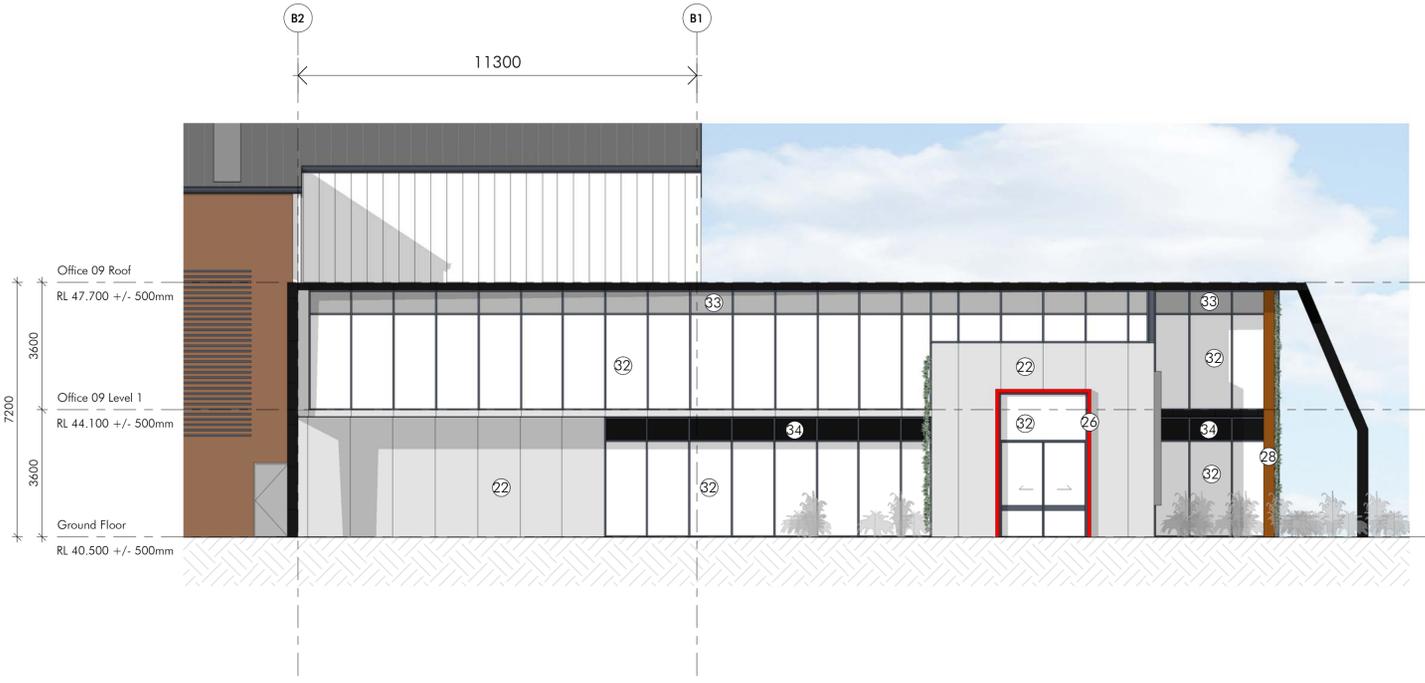
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Drawing Title:
Warehouse 11 Elevations - Sheet 2

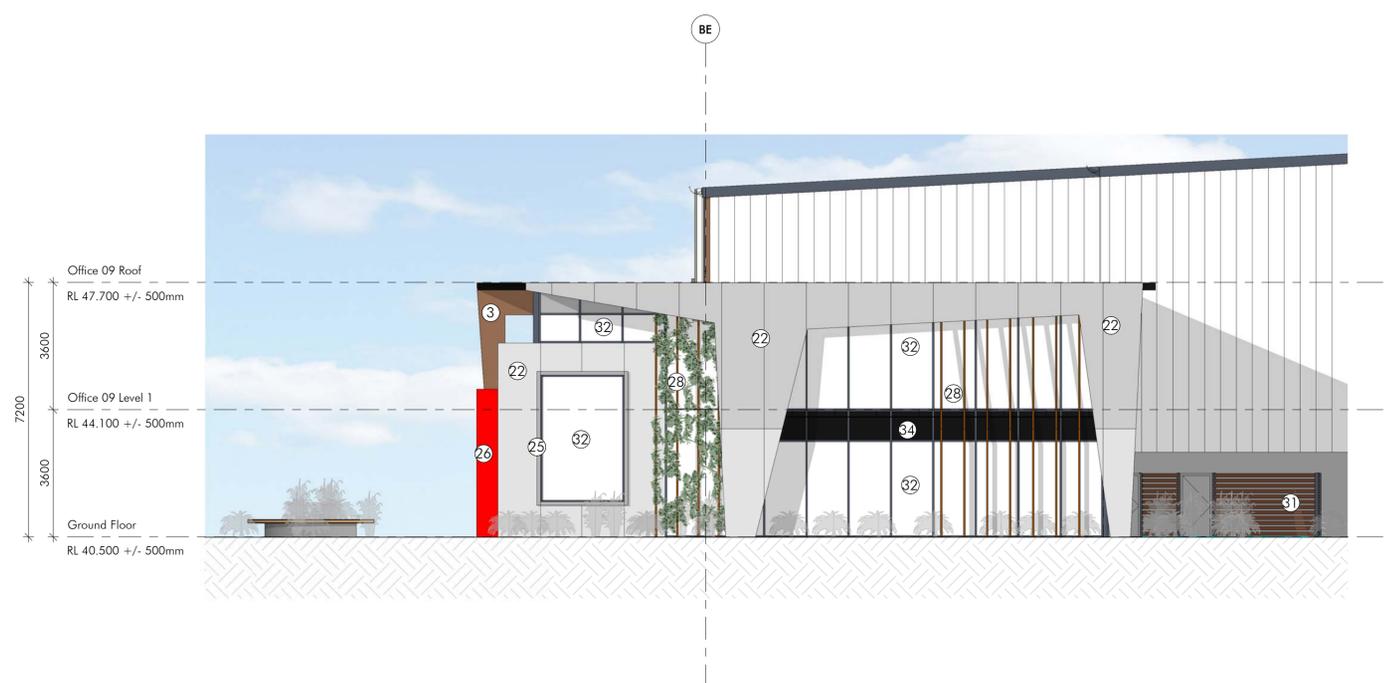
Author: SF/CR **Check:** DC **Sheet Size:** A1 **Scale:** 1:250

Drawing Number: 10476_DA024 **Issue:** D

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117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



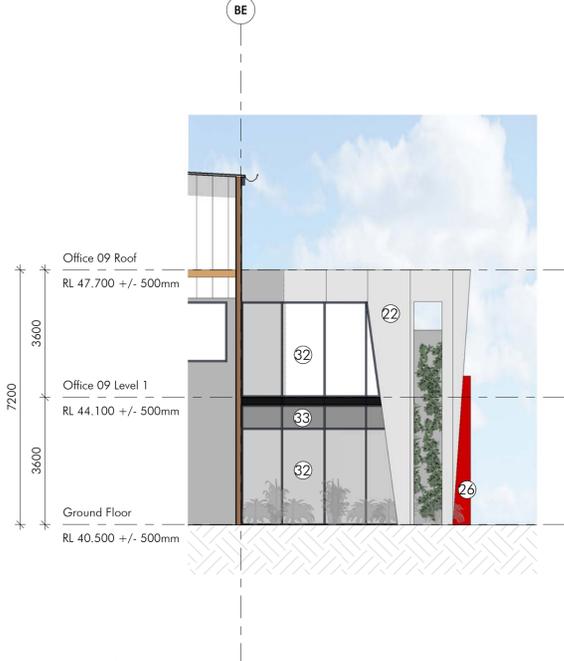
1 East Elevation - Office 09
1 : 100



2 North Elevation - Office 09
1 : 100



3 West Elevation - Office 09
1 : 100



4 South Elevation - Office 09
1 : 100

EXTERNAL FINISH LEGEND - OFFICE

- 21. PREFINISHED FC - DARK GREY
- 22. PREFINISHED FC - LIGHT GREY
- 23. PREFINISHED FC - TIMBER LOOK
- 24. POWDERCOATED ALUMINIUM WINDOW FRAME - 'ANTHRACITE' OR SIMILAR
- 25. POWDERCOATED ALUMINIUM WINDOW FRAME - 'SILVER METALLIC' OR SIMILAR
- 26. POWDERCOATED ALUMINIUM WINDOW FRAME - RED
- 27. PREFINISHED CORTEN LOOK CLADDING
- 28. ALUMINIUM TIMBER LOOK BATTENS
- 29. PAINT FINISH - 'SILVER METALLIC' OR SIMILAR
- 30. PAINT FINISH - 'ANTHRACITE' OR SIMILAR
- 31. PRE-FINISHED REC. AREA SCREEN - 'CLASSIC OAK'
- 32. GLAZING PANEL - CLEAR
- 33. GLAZING PANEL - COLOURBACK LIGHT GREY
- 34. GLAZING PANEL - COLOURBACK DARK GREY
- 35. TIMBER LOOK ALUMINIUM PANEL
- 36. GUTTER, CAPPINGS, DOWNPIPES & TANK - 'IRONSTONE' OR SIMILAR

7/12/2018 4:15:17 PM C:\Users\jward\Documents\Drawings\Kemps_Creek\09_Elevations\09_Elevations.dwg



Issue	Description	Date
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	10/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

Client

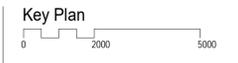
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Builder

ISSUE FOR SSDA

Project Name
KEMPS CREEK

Project Address
Mamre Road, Kemps Creek



Drawing Title:
Office 9 Elevations

Author: SF Checker: DC Sheet Size: A1 Scale: 1:100

Drawing Number:
10476_DA026

Issue:
B

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nettleton tribe partnership Pty Ltd ABN 58 161 683 122
Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



1 North Elevation - Office 11a
1 : 100



2 West Elevation - Office 11a
1 : 100



3 South Elevation - Office 11a
1 : 100

EXTERNAL FINISH LEGEND - OFFICE

- 21. PREFINISHED FC - DARK GREY
- 22. PREFINISHED FC - LIGHT GREY
- 23. PREFINISHED FC - TIMBER LOOK
- 24. POWDERCOATED ALUMINIUM WINDOW FRAME - "ANTHRACITE" OR SIMILAR
- 25. POWDERCOATED ALUMINIUM WINDOW FRAME - "SILVER METALLIC" OR SIMILAR
- 26. POWDERCOATED ALUMINIUM WINDOW FRAME - RED
- 27. PREFINISHED CORTEN LOOK CLADDING
- 28. ALUMINIUM TIMBER LOOK BATTENS
- 29. PAINT FINISH - "SILVER METALLIC" OR SIMILAR
- 30. PAINT FINISH - "ANTHRACITE" OR SIMILAR
- 31. PRE-FINISHED REC. AREA SCREEN - "CLASSIC OAK"
- 32. GLAZING PANEL - CLEAR
- 33. GLAZING PANEL - COLOURBACK LIGHT GREY
- 34. GLAZING PANEL - COLOURBACK DARK GREY
- 35. TIMBER LOOK ALUMINIUM PANEL
- 36. GLITTER, CAPPINGS, DOWNPIPES & TANK - "IRONSTONE" OR SIMILAR

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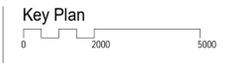
Issue	Description	Date
C	RE-ISSUE FOR SSDA	19/12/2018
B	RE-ISSUE FOR SSDA	07/12/2018
A	ISSUE FOR SSDA	12/10/2018
P1	DRAFT FOR REVIEW	02/10/2018

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ISSUE FOR SSDA

Builder

Project Name
KEMPS CREEK
Project Address
Mamre Road, Kemps Creek



Drawing Title:
Office 11a Elevations

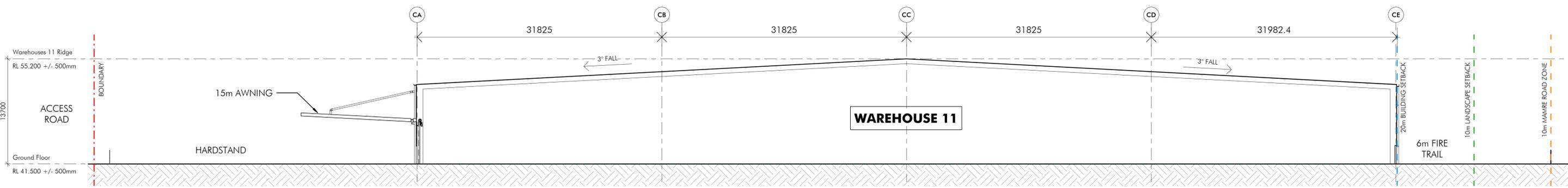
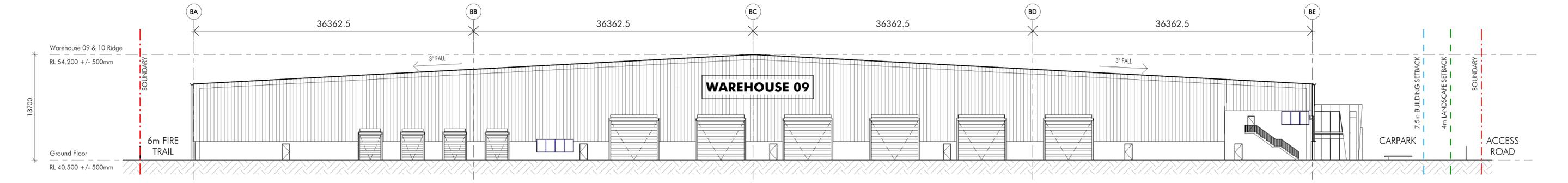
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Drawing Number:
10476_DA028

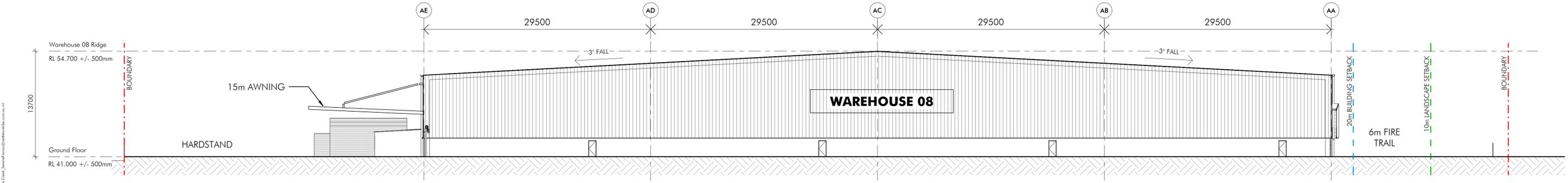
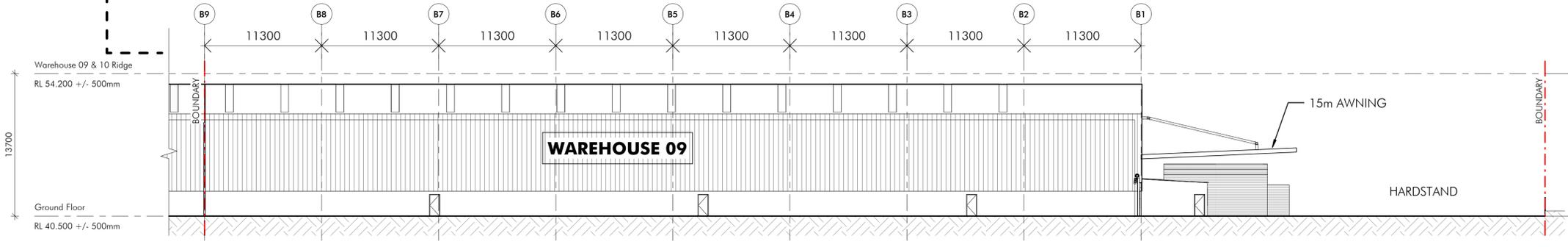
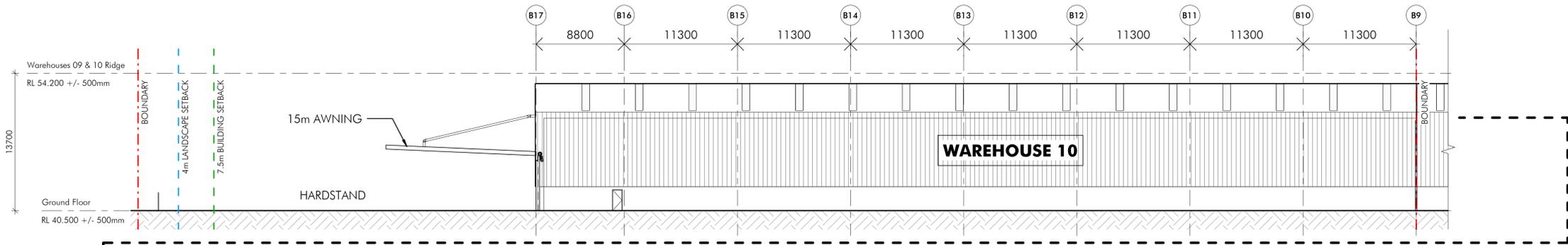
Issue:
C

nettletontribe

nettleton tribe partnership Pty Ltd ABN 58 161 683 122
Level 5, 344 Queen Street, Brisbane, QLD 4000
t +61 7 3239 2444
e: brisbane@nettletontribe.com.au w: nettletontribe.com.au



1 Section A-A
1 : 250



2 Section B-B
1 : 250

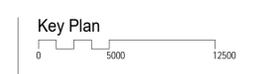
Issue	Description	Date
B	RE-ISSUE FOR SSSA	19/12/2018
A	ISSUE FOR SSSA	10/10/2018

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ISSUE FOR SSSA

Project Name
KEMPS CREEK

Project Address
Mamre Road, Kemps Creek



Drawing Title:
Sections (Warehouse 08, 09, 10 & 11)

Author: SF
Checked: DC
Sheet Size: A1
Scale: 1:250
Drawing Number: **10476_DA031**
Issue: **B**

nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

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OFFICE 08 - SOUTH/EAST



OFFICE 08 - NORTH/EAST



OFFICE 08 - NORTH

Client



Issue	Description	Date
A	ISSUE FOR SSDA	10/10/2018

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Builder

ISSUE FOR SSDA

Project Name
KEMPS CREEK
Project Address
Mamre Road, Kemps Creek

Key Plan

Drawing Title:
Office 8 Perspectives

Author: SF
Check: DC
Sheet Size: A1
Drawing Number: **10476_DA060**

Scale: NTS
Issue: **A**



nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



OFFICE 09 - EAST



OFFICE 09 - NORTH/EAST



OFFICE 09 - NORTH/WEST



OFFICE 09 - SOUTH



Issue	Description	Date
A	ISSUE FOR SSDA	10/10/2018

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ISSUE FOR SSDA

Builder

Project Name
KEMPS CREEK

Project Address
Mamre Road, Kemps Creek

Key Plan

Drawing Title:
Office 9 Perspectives

Author: SF
Check: DC
Sheet Size: A1
Drawing Number: **10476_DA061**

Scale: NTS
Issue: **A**

nettletontribe

nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



OFFICE 10 - NORTH/EAST



OFFICE 10 - EAST



OFFICE 10 - WEST

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Issue	Description	Date
A	ISSUE FOR SSDA	10/10/2018

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ISSUE FOR SSDA

Builder

Project Name
KEMPS CREEK
Project Address
Mamre Road, Kemps Creek

Key Plan

Drawing Title:
Office 10 Perspectives
Author: SF Checker: DC Sheet Size: A1 Scale: NTS
Drawing Number:
10476_DA062 Issue: **A**

nettletontribe
nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lot X DP 421633, Lot 1 DP 1018318, Lot Y DP 421633 & Lot 22 DP 258414)

APPENDIX K – Briefing Letter to Penrith City Council

BRIEFING NOTE: PROPOSED WAREHOUSE AND LOGISTICS HUB (657-769 MAMRE ROAD, KEMPS CREEK), MAMRE SOUTH

Introduction

Fraser's Property Australia (FPA) and Altis Property Partners (Altis) are intending to submit a State Significant Development Application (SSDA) for a proposed State-of-the-Art; Six-Star-Green-Star Warehouse and Logistics Hub, located at 657-769 Mamre Road, Kemps Creek (Mamre South).

The Site has a total area of 112 hectares and is located within an area zoned for Employment within the boundary of the *State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP)*. The Warehouse & Logistics Hub will be a logical and contiguous extension to the existing established and fully developed industrial precinct at Erskine Park, which includes the 50 hectare industrial development at First Estate, developed by Altis, to the north of the Site.

The Proposed Development qualifies as a State Significant Development pursuant to the *State and Regional Development SEPP* as the Capital Investment Value is estimated to be \$190 million, with an End Investment Value of \$750 million. The Proposed Development will provide employment in the Penrith Local Government Area for over 3,500 people both during the Construction phase and in the final built-form.

The proposal includes State-of-the-Art facilities for logistics and warehousing as well as a comprehensive solution to water-cycle management and flooding. The design also promotes active and passive recreation, in a new format allowing for the use of South Creek, which has intentionally been made as a feature of the Site for recreation use of workers, their families and also the general public.

The key features of the development include:

1. 6-star Green-Star precinct;
2. Increased use of planting, including tree-lined boulevards;
3. Architecture using innovative sustainable/upcycled materials;
4. Integrated solar-energy technology;
5. Water re-use systems;
6. Shared resources and utilities; and
7. Promotion of active and passive recreation (bikes provided to all tenants).

\$62 million will be required for servicing, and this will be done by the land owners at no cost to Government.

A request for Secretary's Environmental Assessment Requirements (SEARs) in respect to the SSDA was submitted on 2 August 2018, on the basis that permissibility is achieved for the proposed development pursuant to Clause 12 of *State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP)*. Consent for earthworks and infrastructure across the entire Site (carried out in two construction stages) as well as the built-form of warehouse facilities is sought.

The Site benefits from direct frontage to Mamre Road, providing vehicle access to the M4 Motorway and the Great Western Highway to the north and Elizabeth Drive to the south. Refer to Location Plan in Figure 1 below.

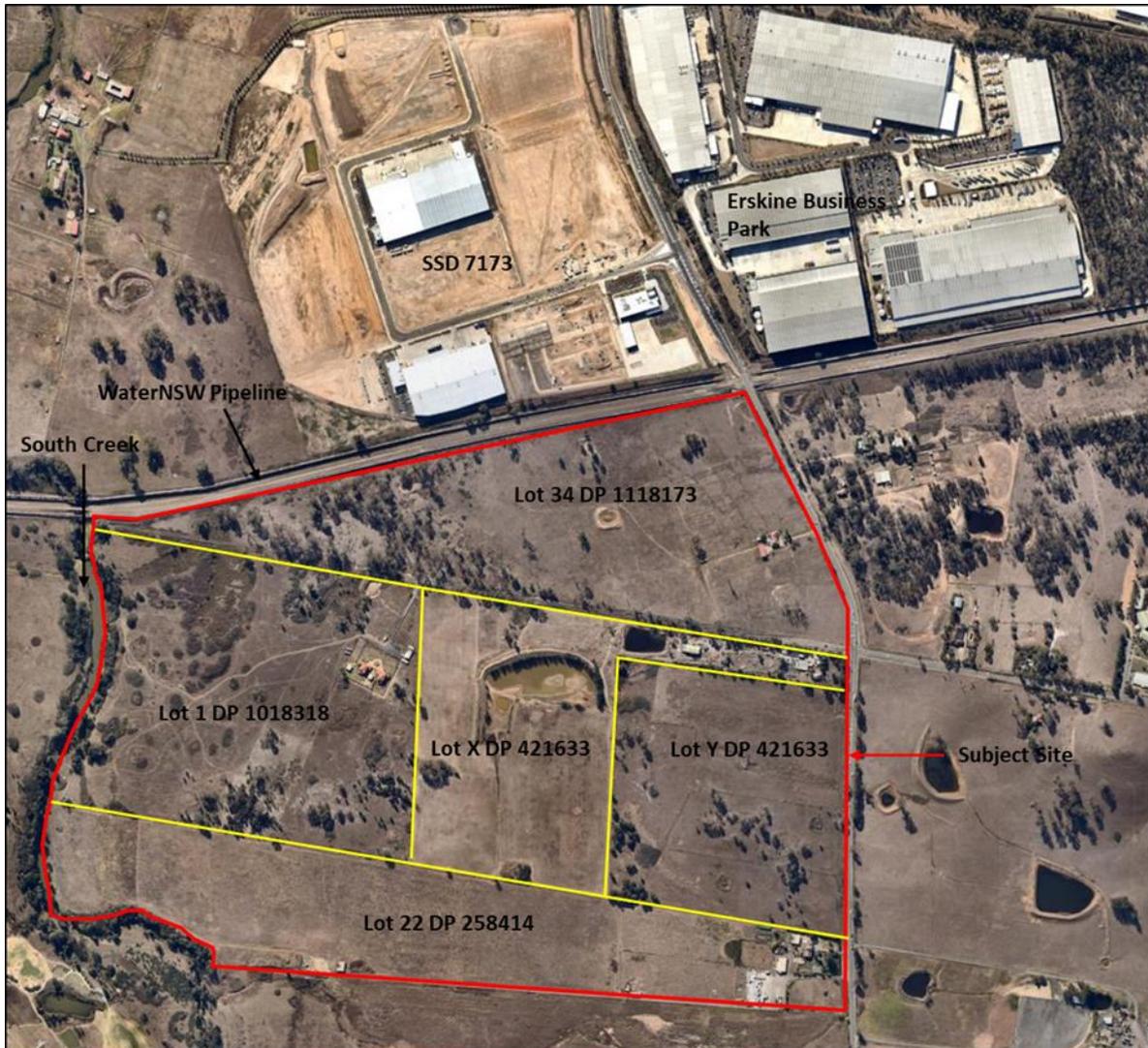


Figure 1: Subject Site and Surrounding Context (NearMaps, 2018)

Statutory and Strategic Context

The Site is located approximately 8 km from the future Western Sydney Airport, and is located within the north-eastern corner of the Western Sydney Airport Growth Area (WSAGA). The WSAGA is proposed to deliver jobs, both within and around the future Western Sydney Airport along with infrastructure and services.

The proposed development will provide uses that are complimentary to the proposed land uses within the WSAGA.

The proposed Warehouse and Logistics Hub is consistent with all State and Local planning strategies, including:

- *NSW 2021: A Plan to Make NSW No.1;*
- *Greater Sydney Region Plan;*
- *A Metropolis of Three Cities;*

- *Western City District Plan; and*
- *Penrith City Strategy.*

It is noted that the *Penrith City Strategy* aims to create an additional 40,000 jobs by 2031 with some 8,600 targeted in the Western Sydney Employment Area. The proposed Warehouse and Logistics Hub would therefore significantly contribute to this target.

Both the proposed Southern Link Road Freight Rail Corridor have fully been provided for in the current design, in line with publicly exhibited material. Should the location or the alignment change of the Freight Rail Corridor and the Southern Link Road, there is ample scope and land within the Site boundary (the site has an area of 112 hectares) to accommodate any change requested by the DPE or the Roads and Maritime Services (RMS).

Proposed Development Particulars

The proposed SSDA seeks consent for the following:

Table 1: Proposed Development Particulars	
Project Element – Built Form, Earthworks and Estate Infrastructure	
Site Area	- 112 hectares
Primary Land Use	- Warehousing and logistics
Warehouse/Office	- 165,185 sqm
Car Parking	- 816
Bulk Earthworks	<ul style="list-style-type: none"> - Bulk earthworks are proposed to be carried out to establish building pads on the proposed estate allotments and will require an import of fill. - The establishment of building pads will provide flexibility for the design of future facilities. <p>Construction of a detention and bio-retention basin is proposed within the lower part of the Site, to provide stormwater detention and water-quality treatment for the Estate.</p>
	-
Infrastructure and Services	- Services to the Site, are currently all able to be provided from Mamre Road, including water, electricity, sewer and communications. All servicing will be done at no cost to Government.
Flooding	<p>The whole Site will be designed at levels that are above the 1% AEP flood level plus 500 mm of freeboard. Half of the site is above the pre-development PMF, and more than 90% of the Site will be above the post-development PMF event. The upstream and downstream effect of the final development pad levels cause minimal impact to surrounds, and have been determined to have nil impact at the proposed Western Sydney Airport.</p> <p>-</p>
Operational & Construction Jobs	<ul style="list-style-type: none"> - Upon completion of the entire estate development, it is anticipated that development will generate in the order of 1,303 operational jobs. - Construction jobs generated by the Stage 1 works is expected to be in the order of 500 full time jobs, given the extensive civil works required during the construction of the facilities. - Upon completion of the entire estate, 3,600 full time jobs will be created.

Figures 2-3 show artist impressions of the proposed development.



Figure 2- Artist impression of the View to South Creek from main retail hub.



Figure 3- Artist impression of main community infrastructure and retail area.

Timeline for Development

FPA and Altis are continuing to consult with the NSW Department of Planning and Environment (NSW DP&E), Penrith City Council, State Government Agencies and the local community. FPA and ALTis are proposing to hold a Community Consultation session on the 12th and 15th of September 2018 to be held at Twin Creeks Golf Club.

The issue of the SEARs is expected shortly, and the SSDA to be submitted in early October 2018.

Should the Proposal be determined favourably, it is anticipated that works would commence in the second half of 2019, with occupation of the first facilities in 2020.

Community Consultation Report

Proposed Warehouse, Logistics and Industrial Facilities Hub

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APPENDIX L – Greater Sydney Commission Meeting Minutes

Greater Sydney Commission

ATTACHMENT 1 - KEY MEETING INFORMATION (requestor to complete and return)

Alti's Property Partners

Proposed attendees	Alastair Wright Shawn Hannan Stephen O'Connor
Will any registered lobbyists be attending? (if yes, please list)	Y/N if yes, required to lodge a Third Party Lobbyist Meeting Request Form No
Relevant locations for discussion (including Districts)	West District Mamre Road
Purpose of meeting (nb. only items listed here can be discussed at the meeting)	• Planning outcomes and timing • Consideration of land by the Commission
Financial or other interest in matters to be discussed	Land owner in area Potential acquisition of land
Preferred meeting times	mar 29 1pm
Contact details for meeting requestor	alastair.wright@altisproperty.com.au

This meeting is being held to provide information to the Greater Sydney Commission (Commission) relevant to strategic planning in the Greater Sydney Region.

The meeting will in no way influence the exercise of the Commission's decision-making functions, or the exercise of a District Commissioner's decision-making functions as a member of a Sydney Planning Panel and nothing said or done in the meeting by the Commission is to be taken as expressly or impliedly indicating support (or otherwise) for a particular proposal or project.

Information in respect of this meeting will be made publicly available

I acknowledge the information set out in this document and agree to the meeting occurring on this basis.



 NAME ALASTAIR WRIGHT