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SYDNEY NSW 2000**

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24 November 2022

Chris Ritchie  
Director – Industry Assessments  
NSW Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

Dear Chris,

## **ASPECT INDUSTRIAL ESTATE | 788-882 MAMRE ROAD, KEMPS CREEK | SSD-10448 MODIFICATION 2 | STAGING PLAN**

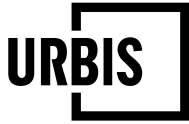
I refer to the Department of Planning and Environment's (DPE) approval of the Aspect Industrial Estate SSD-10448 MOD2. The development consent for the SSD-10448 MOD 2 requests at Condition A10, A11, A12 & A19, the submission of a Staging Plan where the development is proposed to be staged.

Pursuant to Conditions A10, A11, A12, A19, Mirvac Projects Pty Ltd hereby requests approval for the staging of SSD-10448 development. This letter and the accompanying Building and Utilities Staging Plans set out the timing and phasing proposed for the site including both infrastructure and warehouse buildings within Aspect Industrial Estate.

The staging of this development will allow the Planning Secretary to review and approve relevant documents on a staged basis, as they apply to each relevant stage.

This letter is accompanied by the following:

- Indicative Building Staging Plan prepared by Mirvac Design (**Appendix A**).
- Indicative Utilities Staging (**Appendix B**).
- Copies of authority, landowner and utility correspondence (**Appendix C**).



## 1. CONDITIONS OF CONSENT | STAGING

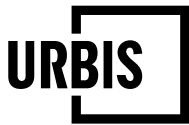
The following conditions of the SSD-10448 application permit construction are to be undertaken on a staged basis:

### Condition A10

Table 1 - A10 conditions

Condition	Response
<p><i>Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</i></p>	
<p><i>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</i></p>	<p>Relevant stakeholders including Penrith Council, TfNSW, surrounding neighbours (GPT and Altis) and other stakeholders have previously been consulted in respect of the staged works under a previous iteration this Staging Plan.</p> <p>The proposed staging as part of this update remains generally consistent with what was previously proposed, meaning that no further consultation with Council, utility and service providers is required.</p> <p>Copies of previous correspondence to these landowners and agencies is attached to this letter at <b>Appendix C</b>. No comments in response have been received to date. Also contained in <b>Appendix C</b> is the status of key applications where authority correspondence has not been provided.</p>
<p><i>(b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;</i></p>	<p>Table 3 below provides the staging and timing of the proposed works approved in the Concept Consent.</p>
<p><i>(c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;</i></p>	<p>Table 3 below provides the sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a</p>

Condition	Response
	variation occur, an amended program would be submitted to DPE for review.
<p><i>(d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and</i></p>	<p>Stage 1 includes the riparian realignment and basin infrastructure works along the northern boundary. It also incorporates vegetation of the riparian corridor as required by the Vegetation Management Plan.</p> <p>The landscaping works approved under the Stage 1 consent including within Lots 1 and 3, and along the frontages of Access Road 1 and Mamre Road will be delivered.</p>
<p><i>(e) include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.</i></p>	<p>Stage 1 includes:</p> <ul style="list-style-type: none"> <li>▪ The delivery of stormwater infrastructure, trunk service connections, utility infrastructure.</li> <li>▪ Boundary stormwater management, fencing and landscaping.</li> <li>▪ Construction and dedication of internal road network to Penrith City Council.</li> <li>▪ Construction and operation of a signalised intersection with Mamre Road.</li> </ul> <p>The proposed infrastructure services are detailed on the Utilities Staging Plan at <b>Appendix B</b>.</p>



Condition A11

Table 2 - A11 conditions

Condition	Response
<i>The Applicant must:</i>	
<i>(a) not commence construction of any stage of the Development until the Staging Plan required by Condition A12 is approved by the Planning Secretary; and</i>	Noted. The Staging Plan must be approved prior to the commencement of any construction works. A previous iteration of this Staging Plan has already been approved. However, this has been updated to reflect the outcome of Modification 2 with the relocation of Access Road 2 and the realignment of the Lot boundaries. This does not impact the overall staged works.
<i>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</i>	Noted. The more recent version of the staging plan as approved by the Planning Secretary will be implemented.

Condition A12

*The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.*

Notes:

- *The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary.*
- *The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.*

**Response:**

Noted. The Applicant will address and comply with any matters identified in the Staging Plan by the Planning Secretary.

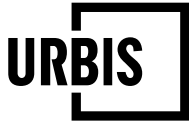
Condition A19

Condition	Response
With the approval of the Planning Secretary, the Applicant may:	
<i>(a) prepare and submit any strategy, plan or program required by this consent on a staged</i>	Mirvac’s strategy for staging the works is detailed in Table 3 and Figure 1. The Staging

Condition	Response
<p><i>basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</i></p>	<p>Plan will be subject to change following future modifications to the SSD-10448.</p> <p>Mirvac is proposing to complete Stage 1 Bulk Earthworks and Infrastructure (Stages 1 to 3 in Table 3) (approved under SSD 10448) as the initial stage of works. This is also reflected in the Construction Environmental Management Plan (CEMP) that has been submitted to the Planning Secretary.</p> <p>Future stages of the Estate, including approved buildings on Lots 1 and 3 (Stages 6 and 7 in Table 3) (approved under SSD 10448), and subsequent development applications, will require updates to the CEMP and Staging Plan.</p> <p>Approved SSD-10448 CEMPs and Staging Plans will be submitted to the Planning Secretary for approval.</p>
<p><i>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</i></p>	<p>Noted</p>
<p><i>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</i></p>	<p>The Staging Plan will be updated following approval of any subsequent modifications.</p>

## 2. CONSULTATION WITH ADJOINING LANDOWNERS AND AUTHORITIES

Correspondence was issued to the following agencies and landowners on the stated dates, setting out the intended staged implementation of the Concept Proposal under SSD 10448.



Agencies:

- Penrith Council – 23 June 2022.
- Sydney Water – 23 June.
- Transport for NSW – 23 June 2022.

Adjoining Landowners

- GPT – 27 June 2022.
- Altis – 27 June 2022.

The email correspondence provided details of the staging and timing of the works approved in the Concept Plan for AIE and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities was also detailed, however it was noted that timing may be subject to variation. The email included a copy of the Building Staging Plan.

The letter concluded seeking that the agency or adjoining landowner advise of any questions or concerns with the intended approach. A response was sought by Mirvac by Friday 8<sup>th</sup> July 2022.

No response was received from any authority or adjoining landowner.

### 3. STAGING PLAN

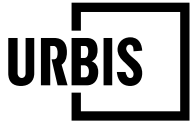
The following Table details how the Aspect Industrial Estate will be developed and serviced.

It is noted that future modifications to estate layout will be lodged but will be subject to separate approvals. As approvals are granted for future modifications or development applications the Staging Plan will be updated to reflect the intended staged delivery of the estate.

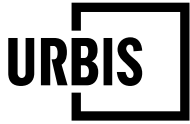
Extracts of the Building Staging Plan and Utilities Staging Plan are included for reference at Figures 1 and 2 below.

Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under initial SSD-10448.  Determined: 1 June 2022	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks		Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works		Q1 2023	Within six (6) months of the commencement of

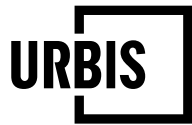


Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
				operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Subject to separate DA.  Target lodgement: June 2022	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-10448 - MOD 2	Q1 2023	Within 12-18 months from commencement of construction



Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
7	Stage 2 Building Works (Warehouse 3)	Approved as part of initial SSD-10448.  Though subject to modification.  SSD-10448 - MOD 3. Target lodgement: July 2022	Q2 2023	Within 12-18 months from commencement of construction
8	Stage 3 Building Works (Warehouse 9)	Subject to separate detailed consent (SSD-46516461).  Target Lodgement July 2022	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 4)	Subject to separate detailed consent (SSD-46516458).  Target lodgement: August 2022	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 5)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 2)	Development application to be submitted	Q3 2023	





Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
12	Stage 7 Building Works (Warehouse 6)		2024-26	Within 12-18 months from commencement of construction
13	Stage 8 Building Works (Warehouse 8)		Q3 2023	
14	Stage 9 Building Works (Warehouse7)		2024-26	
15	Stage 10 Building Works (Warehouse 10)		2024-26	
16	Stage 11 Building Works (Warehouse 11)		2024-26	

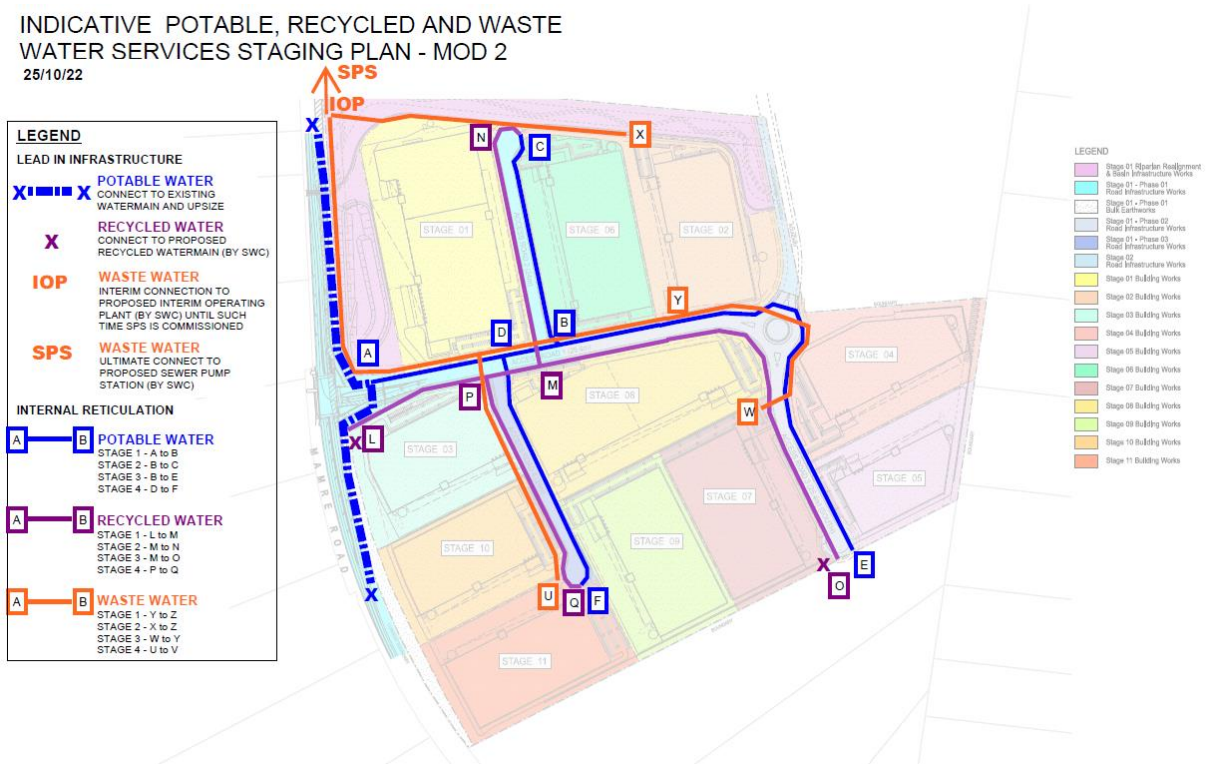
Figure 1 Proposed Staging Plan



Source: SBA Architects

Figure 2 Utilities Staging Plan

INDICATIVE POTABLE, RECYCLED AND WASTE WATER SERVICES STAGING PLAN - MOD 2  
25/10/22



Source: Mirvac

## **4. SSD-10448 | STAGE 1 DEVELOPMENT**

The Stage 1 works, as approved under SSD- 10448 and amended under Modification 2 include the following:

- A Concept Masterplan for AIE comprising:
  - The staged development of an industrial estate comprising of 11 buildings with a total GFA of up to 243,431 square metres (m<sup>2</sup>) for industrial, warehousing and distribution centres, and café uses; and
- A Detailed Stage 1 development of AIE comprising:
  - Site preparation works
  - Vegetation clearing
  - Realignment of the existing creek
  - Construction of access roads and eastern half of Mamre Road/ Access Road 1
  - Intersection works
  - Construction, fit out, and operation of one warehouse and one industrial building with ancillary offices
  - Car parks
  - Landscaping
  - Signage
  - Construction and operation of services and utilities; and
  - Subdivision of the site into three lots.

### **4.1. APPROVED STAGE 1 ESTATE WIDE INFRASTRUCTURE WORKS**

Infrastructure works approved as part of Stage 1 will form part of the Stage 1b construction works associated with bulk earth works and road / civil works construction across the estate.

It is anticipated that these civil works will be undertaken from Q3 2022 – end 2026 at the completion of the last warehouse construction on site.

### **4.2. APPROVED STAGE 1 BUILDING WORKS**

Approved on lot warehouse construction for Stage 1 on Lot 1 and Lot 3 are proposed to be undertaken in two stages as follows:

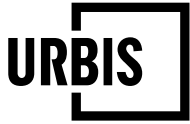
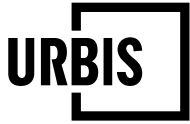


Table 4 Approved Stage 1 Building Works

<b>Stage</b>	<b>Description</b>	<b>Anticipated Construction Timeframe</b>
6	Warehouse / Lot 1	Q1 2023 for a period of 12-18 months
7	Warehouse / Lot 3	Q2 2023 for a period of 12 months

## **5. MODIFICATIONS TO THIS STAGING PLAN**

As a result of further Estate wide modifications to SSD 10448, the delivery stages of the estate may change in the future. At that time, an updated Staging Plan will be provided to the Department of Planning and Environment for the satisfaction of the Secretary prior to commencing that phase of work.



## 6. CONCLUSION

Strategies, plans or programs required to be prepared by SSD-10448 (as modified) will be undertaken in a staged manner in accordance with this Staging Plan. Approvals for such documentation will only be sought for the relevant scope of works contained within each construction stage.

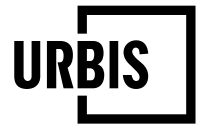
Mirvac seeks endorsement of this updated Staging Plan in accordance with condition A10 of SSD 10448 (as modified) so that it can continue to inform construction on site.

Should you have any questions regarding this application, please do not hesitate to contact Russell Hogan, Senior Development Manager, Mirvac on [russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com) / 02 9080 8154 or the undersigned.

Yours sincerely,

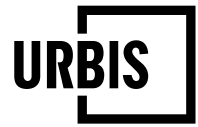
A handwritten signature in black ink, appearing to read "Parker".

Jacqueline Parker  
Director  
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[jparker@urbis.com.au](mailto:jparker@urbis.com.au)



## **APPENDIX A**

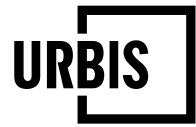
## **BUILDING STAGING PLAN**



## **APPENDIX B**

## **UTILITIES STAGING PLAN**





## **APPENDIX C**

## **AUTHORITY, LANDOWNER AND UTILITY CORRESPONDENCE**