



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

31 May 2023

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 3 | STAGING PLAN

I refer to the Department of Planning and Environment's (DPE) approval of the Aspect Industrial Estate SSD-10448. The development consent for SSD-10448 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 reflecting the recently approved SSD 10448 MOD 3.

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**).
- Indicative Landscape Staging Plan (**Appendix C**)
- Copies of authority, landowner and utility correspondence (**Appendix D**).



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 Appendix C. No comments in response have been received to date. Also contained in Appendix C 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 landscape works 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 as per the Landscape Staging Plan.</p> <p>The landscaping works approved under the Stage 2 consent (including within Lot 9) will also be delivered as per the Landscape Staging Plan. It is noted that Lot 9 (Stage 2) is anticipated to be delivered before Lot 3 (Stage 3) due to customer requirements.</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"> ▪ The delivery of stormwater infrastructure, trunk service connections, utility infrastructure. ▪ Boundary stormwater management, fencing and landscaping. ▪ Construction and dedication of internal road network to Penrith City Council. ▪ Construction and operation of a signalised intersection with Mamre Road. <p>The proposed infrastructure services are detailed on the Utilities Staging Plan at Appendix 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. Previous iterations of this Staging Plan has already been approved. However, this has been updated to reflect the outcome of Modification 3 with the relocation of Access Road 4 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:	
<p><i>(a) prepare and submit any strategy, plan or program required by this consent on a staged 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>Mirvac’s strategy for staging the works is detailed in Table 3 and Figure 1. The Staging 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 1,3 and 9 (Stages 6, 7 and 8 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>This update to the staging plan includes works approved for Warehouse 9 on Lot 9 under SSD-46516461.</p>
<p><i>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</i></p>	Noted
<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>	The Staging Plan will be updated following approval of any subsequent modifications.



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 – 4 May 2023.
- Sydney Water – 4 May 2023.
- Transport for NSW – 4 May 2023.

Adjoining Landowners

- GPT – 4 May 2023.
- Altis – 4 May 2023.

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 19 May 2023.

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.

Landscaping along the western side of Aspect Industrial Estate will be delivered under Stage 01 of the Staging Plan to achieve early implementation of screen planting to minimise the visual impact of subsequent development stages. Delivery of landscaping fronting the estate roads will be delivered under the staged delivery of subsequent Road Infrastructure works. Landscape Staging Plan is included for reference at Figure 3 and Appendix C.

Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work and Screen Planting along Mamre Road frontage.	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 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)	Approved in SSD 10448 MOD 3.Determined 2 March 2023	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	Within 12-18 months from commencement of construction

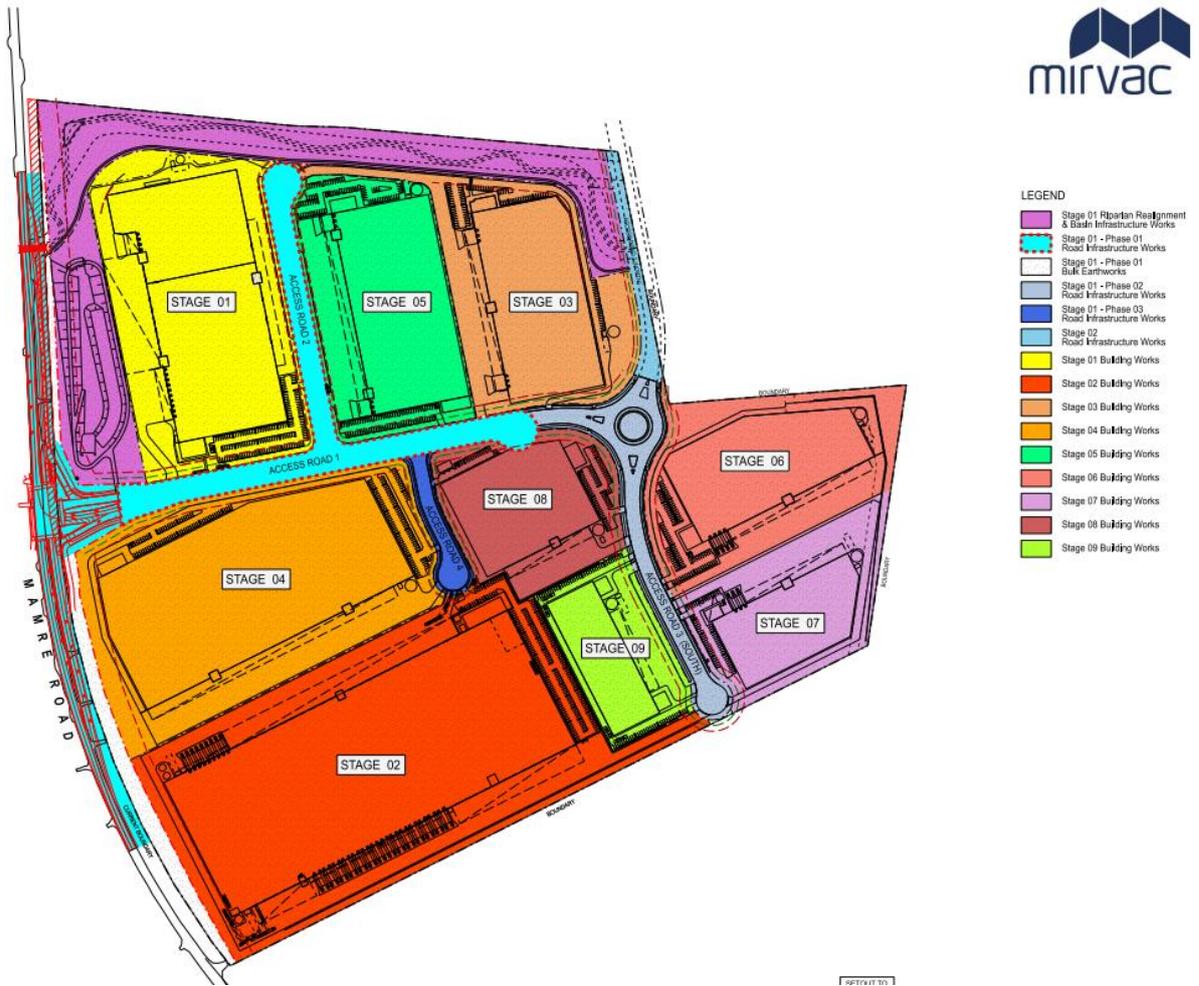


Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
			neighbouring landowner.	
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-10448 - MOD 2	Q1 2023	Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	Within 12-18 months from commencement of construction
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent. Target lodgement: March 2023	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 2)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	



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

Figure 1 Proposed Staging Plan



Source: SBA Architects

Figure 3 Landscape Staging Plan

Landscape Staging Plan



Source: Mirvac

4. SSD-10448 | STAGE 1 DEVELOPMENT & SSD-46516461 | STAGE 2 DEVELOPMENT OF “WAREHOUSE 9”

The Stage 1 works, as approved under SSD- 10448 as amended under Modification 3 and a new DA (SSD-46516461) for the Stage 2 development of ‘Warehouse 9’ include the following:

- A Concept Masterplan for AIE comprising:
 - The staged development of an industrial estate comprising of 9 buildings with a total GFA of up to 247,646 square metres (m²) 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 (Warehouse 1) and one industrial building with ancillary offices (Warehouse 3)
 - Car parks
 - Landscaping
 - Signage
 - Construction and operation of services and utilities; and
 - Subdivision of the site into three lots.
- A Detailed Stage 2 development of AIE comprising:
 - Civil works including cut/fill and benching to set the Lot 9 pad levels. The updated building levels will be facilitated by updated the retaining wall located between Lot 9, and Lots 6 and 7
 - Construction, fitout and operation of one warehouse (Warehouse 9)
 - Construction of vehicular crossovers from Lot 9 to Access Road 4 (egress) and Access Road 3 (ingress)
 - On lot landscaping
 - On lot stormwater management

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 ON LOT BUILDING WORKS

Approved on lot warehouse construction for Lot 1, Lot 3 and Lot 9 are proposed to be undertaken in three stages as follows:

Table 4 Approved Stage 1 Building Works

Stage	Description	Anticipated Construction Timeframe
6	Warehouse / Lot 1	Q1 2023 for a period of 12-18 months
7	Warehouse / Lot 9	Q2 2023 for a period of 12-18 months
8	Warehouse / Lot 3	Q2 2023 for a period of 12-18 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 / 02 9080 8154 or the undersigned.

Yours sincerely,

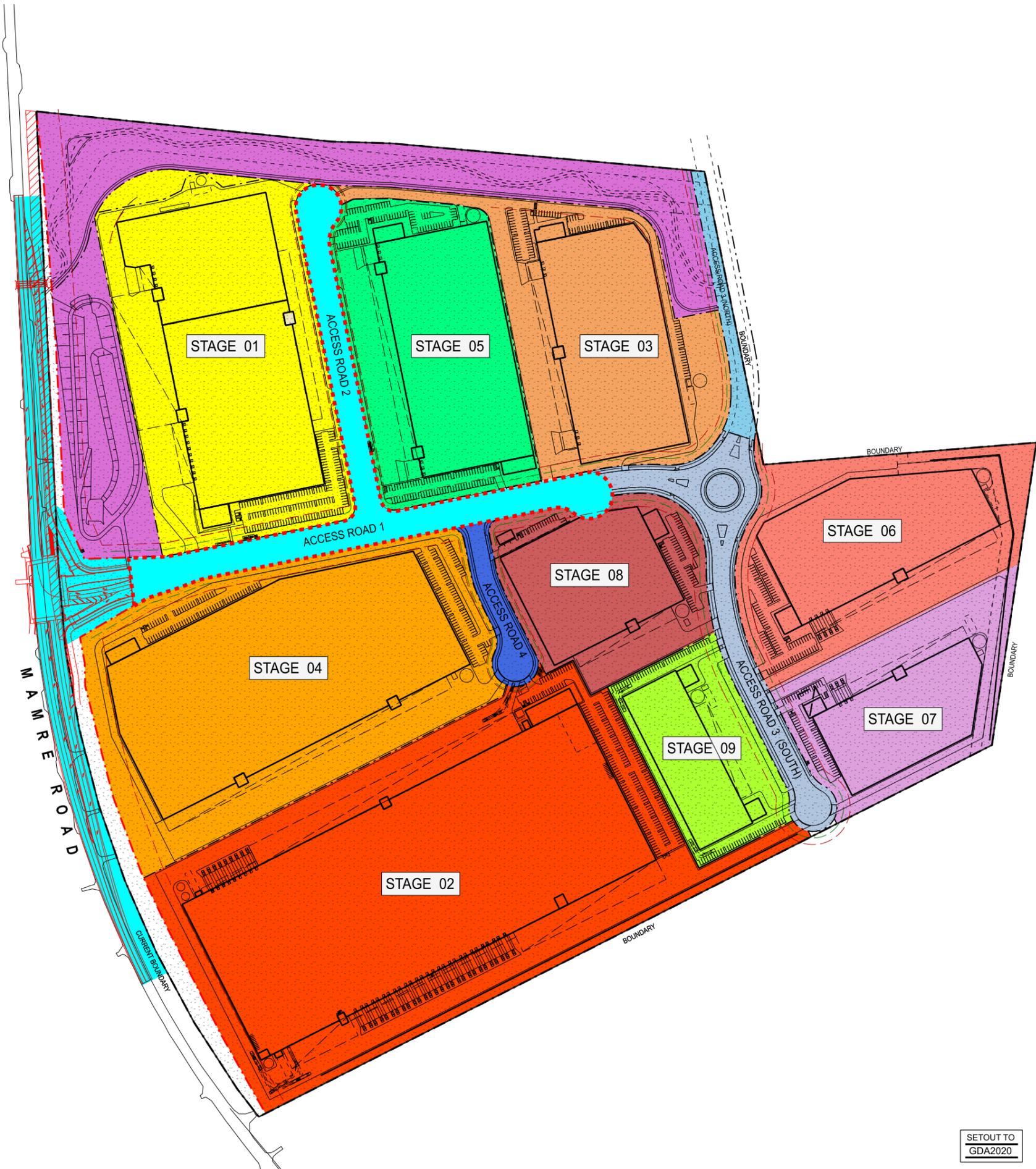
A handwritten signature in black ink, appearing to read "Parker". The signature is fluid and cursive, with a large initial "P" and a long, sweeping tail.

Jacqueline Parker
Director
+61 2 8233 9969
jparker@urbis.com.au



APPENDIX A

BUILDING STAGING PLAN



- LEGEND**
- Stage 01 Riparian Realignment & Basin Infrastructure Works
 - Stage 01 - Phase 01 Road Infrastructure Works
 - Stage 01 - Phase 01 Bulk Earthworks
 - Stage 01 - Phase 02 Road Infrastructure Works
 - Stage 01 - Phase 03 Road Infrastructure Works
 - Stage 02 Road Infrastructure Works
 - Stage 01 Building Works
 - Stage 02 Building Works
 - Stage 03 Building Works
 - Stage 04 Building Works
 - Stage 05 Building Works
 - Stage 06 Building Works
 - Stage 07 Building Works
 - Stage 08 Building Works
 - Stage 09 Building Works

SETOUT TO
GDA2020



APPENDIX B

UTILITIES STAGING PLAN

LEGEND

LEAD IN INFRASTRUCTURE

X **POTABLE WATER**
CONNECT TO EXISTING WATERMAIN AND UPSIZE

X **RECYCLED WATER**
CONNECT TO PROPOSED RECYCLED WATERMAIN (BY SWC)

IOP **WASTE WATER**
INTERIM CONNECTION TO PROPOSED INTERIM OPERATING PLANT (BY SWC) UNTIL SUCH TIME SPS IS COMMISSIONED

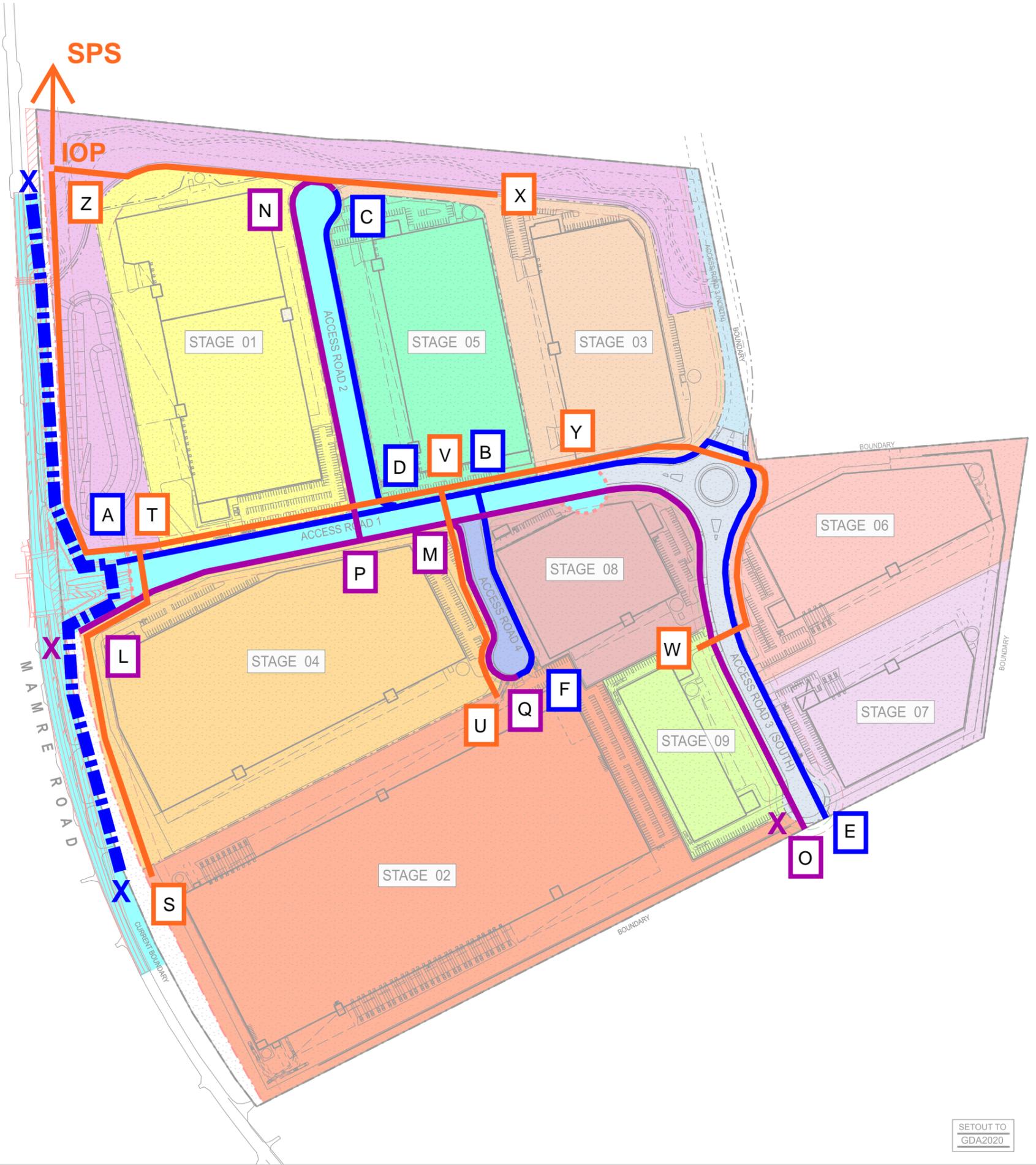
SPS **WASTE WATER**
ULTIMATE CONNECT TO PROPOSED SEWER PUMP STATION (BY SWC)

INTERNAL RETICULATION

A — **B** **POTABLE WATER**
STAGE 1 - A to B
STAGE 2 - B to C
STAGE 3 - B to E
STAGE 4 - D to F

A — **B** **RECYCLED WATER**
STAGE 1 - L to M
STAGE 2 - M to N
STAGE 3 - M to O
STAGE 4 - P to Q

A — **B** **WASTE WATER**
STAGE 1 - Y to Z
STAGE 2 - X to Z
STAGE 3 - W to Y
STAGE 4 - U to V
S to T



LEGEND

- Stage 01 Riparian Realignment & Basin Infrastructure Works
- Stage 01 - Phase 01 Road Infrastructure Works
- Stage 01 - Phase 01 Bulk Earthworks
- Stage 01 - Phase 02 Road Infrastructure Works
- Stage 01 - Phase 03 Road Infrastructure Works
- Stage 02 Road Infrastructure Works
- Stage 01 Building Works
- Stage 02 Building Works
- Stage 03 Building Works
- Stage 04 Building Works
- Stage 05 Building Works
- Stage 06 Building Works
- Stage 07 Building Works
- Stage 08 Building Works
- Stage 09 Building Works

SETOUT TO
GDA2020

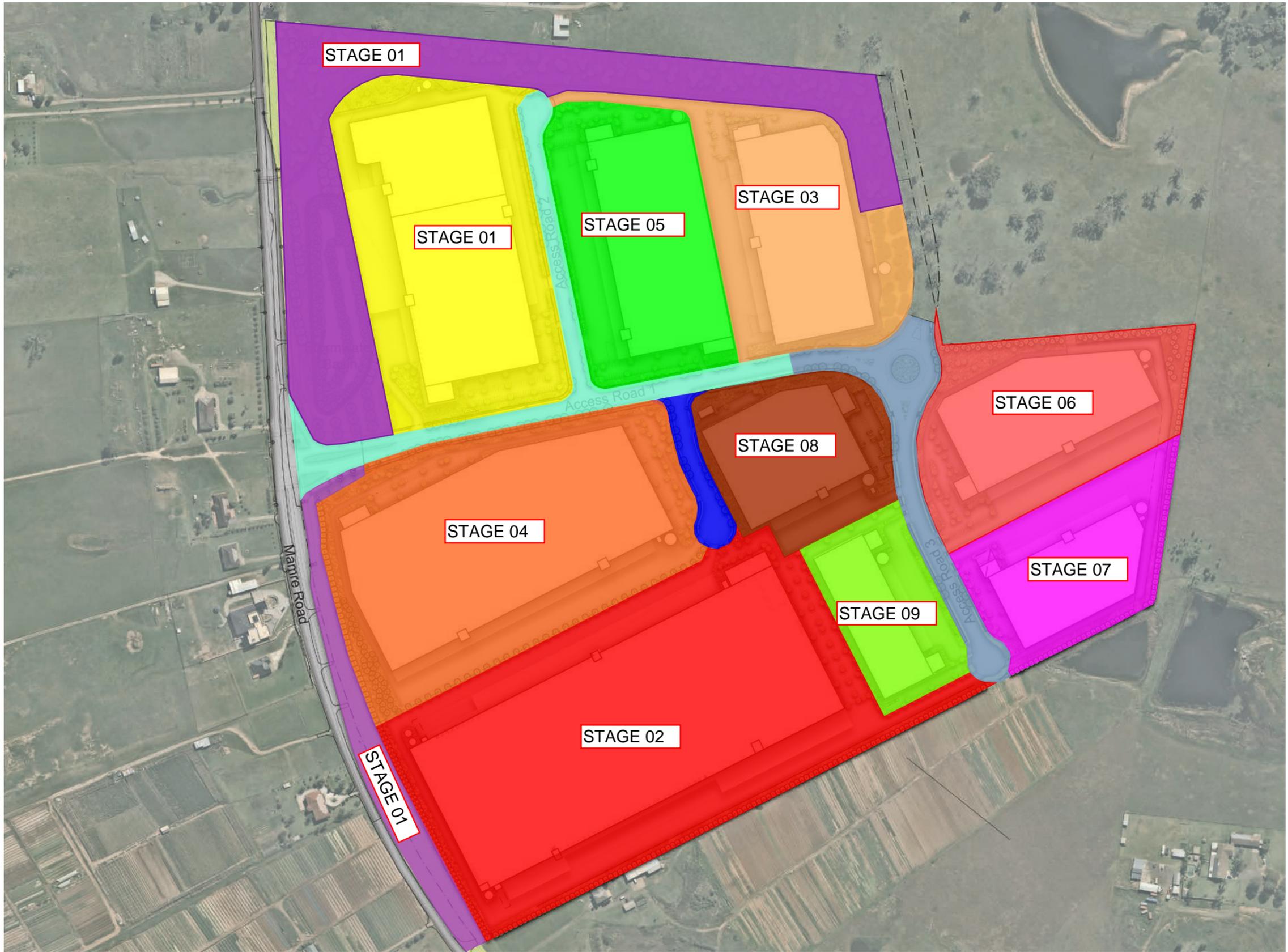


APPENDIX C

LANDSCAPE STAGING PLAN

Landscape Staging Plan

- LEGEND**
- Stage 01 Riparian Realignment & Basin Infrastructure Works
 - Stage 01 - Phase 01 Road Infrastructure Works
 - Stage 01 - Phase 01 Bulk Earthworks
 - Stage 01 - Phase 02 Road Infrastructure Works
 - Stage 01 - Phase 03 Road Infrastructure Works
 - Stage 02 Road Infrastructure Works
 - Stage 01 Building Works
 - Stage 02 Building Works
 - Stage 03 Building Works
 - Stage 04 Building Works
 - Stage 05 Building Works
 - Stage 06 Building Works
 - Stage 07 Building Works
 - Stage 08 Building Works
 - Stage 09 Building Works





APPENDIX D

AUTHORITY, LANDOWNER AND UTILITY CORRESPONDENCE

Aspect Industrial Estate: Consultation Summary

SSD-10448-MOD 3

Condition A10: Staging Plan

Organisation	Plan Provided to	Date Consultation commenced	Date consultation completed	Response
TfNSW	Nav Prasad Sydney Development	04-May 2023	19-May 2023	Confirmation no issues raised by TfNSW in relation to staging.
Penrith City Council	Kathryn Saunders Ganesh Bista council@penrith	04-May 2023	05-May 2023	Confirmation no issues raised by Council in relation to staging.
Sydney Water	Fernando Ortega Lubna Thalib Jason Njam	04-May 2023	18-May 2023	Confirmation no impact to Sydney Water's forecast. Confirmation endorsement from Sydney Water.
Endeavour Energy	Stephen Allen	04-May 2023	16-May 2023	Confirmation staged designs are approved by Endeavour Energy.

Chee Hui Chan

From: Nav Prasad <Nav.Prasad2@transport.nsw.gov.au>
Sent: Wednesday, 17 May 2023 11:38 AM
To: Chee Hui Chan; Daniel Brook
Cc: Kym Dracopoulos; Russell Hogan; Alexandra Chung; Pahee Rathan
Subject: FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with TfNSW

CAUTION: This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you receive them from the sender and know the content is authentic and safe.

Hi Pahee,

TfNSW have reviewed the proposed staging plan and note that the all road works for access road 1 and 2 and the intersection of Mare Road & access road 1 are being delivered as part of Stage 1 works.

In this regard TfNSW do not have any objections to the staging plan proposed.

Regards

Nav Prasad

Development Assessment Officer
Planning and Programs
Greater Sydney

Transport for NSW

Ph. (02) 9983 3193
Level 5, 27 Argyle Street Parramatta NSW 2150

Please note that I am contracted to TfNSW in a part time capacity and generally available Mondays, Tuesdays and Wednesdays only.



**Transport
for NSW**



I recognise and acknowledge that modern New South Wales is an overlay on Aboriginal land and that many of the transport routes of today follow songlines Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.

Please consider the environment before printing this email.

From: Chee Hui Chan <cheehui.chan@mirvac.com>
Sent: Monday, 8 May 2023 11:24 AM
To: Laura Van putten <Laura.VAN.PUTTEN@transport.nsw.gov.au>; Pahee Rathan

<Pahee.RATHAN@transport.nsw.gov.au>

Cc: Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>

Subject: FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with TfNSW

You don't often get email from cheehui.chan@mirvac.com. [Learn why this is important](#)

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

Hi Laura

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

We seek any comments from TfNSW prior to 9 May 2023, we apologies for requesting comments in such a short timeframe but note construction is due to commence on **10-May 2023**.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking TfNSW’s comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant must submit a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
 - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
 - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Staging Plan and identification of any overlapping construction and operational activities;
 - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation planting to minimise the visual impact of subsequent development stages; and
 - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Figure 1 Proposed Staging Plan



Source: SBA Architects

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	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of 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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

[Electronic Data Transmission Disclaimer](#)



**RANKED #1 GLOBALLY
FOR GENDER EQUALITY**
2022 and 2023 by Equileap

**2022 WINNER BEST
PLACES TO WORK**
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

From: Daniel Brook <daniel.brook@mirvac.com>
Sent: Thursday, 4 May 2023 3:31 PM
To: Pahee Rathan <Pahee.RATHAN@transport.nsw.gov.au>
Cc: Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>
Subject: FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with TfNSW

Dear Pahee

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

We seek any comments from Council prior to 9 May 2023, we apologies for requesting comments in such a short timeframe but note construction is due to commence next week.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- (a) be prepared in consultation with Council, utility and service providers and other relevant parties;
 - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
 - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Stage and identification of any overlapping construction and operational activities;
 - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation planting to minimise the visual impact of subsequent development stages; and
 - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Figure 1 Proposed Staging Plan



Source: SBA Architects

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	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of 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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

Daniel Brook
Senior Development Manager
Integrated Investment Portfolio

M +61 421128584
Level 28, 200 George Street Sydney NSW 2000 Australia

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Investments

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OFFICIAL

Chee Hui Chan

From: Daniel Brook
Sent: Friday, 5 May 2023 2:55 PM
To: Chee Hui Chan
Subject: FW: Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

Chee

See the below from Council confirming they have no comments on the staging plan.

Regards
Daniel

Daniel Brook
Senior Development Manager
Investments

M: +61 421128584
Level 28, 200 George Street Sydney NSW 2000 Australia

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From: Daniel Brook
Sent: Friday, 5 May 2023 2:54 PM
To: Kathryn Saunders <kathryn.saunders@penrith.city>
Subject: RE: Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

Hi Kathryn

Thank you for the quick response (again).

Regards
Daniel

From: Kathryn Saunders <kathryn.saunders@penrith.city>
Sent: Friday, 5 May 2023 1:16 PM
To: Daniel Brook <daniel.brook@mirvac.com>
Subject: FW: Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

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Hi Daniel,

Thank you for your email. No issues are raised by Council in relation to the staging. Please also refer to comments from Council's engineer in the email below dated May 4.

A comment for consideration of DPE below.

- DPE to ensure (if relevant) that the staging plan details services to all lots, for example, the purple pipe network is to service all stages/Lots.

Kind regards,

Kathryn Saunders
Principal Planner
Development Services

E kathryn.saunders@penrith.city
T +61247328567 | F | M
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



From: Stephen Masters <stephen.masters@penrith.city>
Sent: Thursday, May 4, 2023 4:03 PM
To: Kathryn Saunders <kathryn.saunders@penrith.city>
Cc: Ganesh Bista <Ganesh.Bista@penrith.city>
Subject: Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

Hi Kathy,

No objections are raised from Development Engineering. The development is being constructed in an orderly manner with respect to the construction of bulk earthworks, retaining walls, internal drainage, internal roads and warehouse pads.

I have issued Subdivision Works Certificates, and subsequent modifications, for the bulk earthworks and internal Road No's 1, 2, 3 & 4.

Regards

Stephen Masters
Senior Engineer - Major Developments
Engineering Services

E Stephen.Masters@penrith.city
T +61247327759 | F +61247327958 | M +61423781518
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au





Trees for Mum

Sunday 14 May

8.30am-12.30pm



From: Daniel Brook <daniel.brook@mirvac.com>

Sent: Thursday, May 4, 2023 12:31 PM

To: Kathryn Saunders <kathryn.saunders@penrith.city>; Penrith City Council - RECORDS <council@penrith.city>

Cc: Daniel Brook <daniel.brook@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>; Stephen Masters <stephen.masters@penrith.city>

Subject: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council

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Hi Kathryn

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

We seek any comments from Council prior to 9 May 2023, we apologies for requesting comments in such a short timeframe but note construction is due to commence next week.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- (a) be prepared in consultation with Council, utility and service providers and other relevant parties;
 - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
 - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Stage and identification of any overlapping construction and operational activities;
 - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation planting to minimise the visual impact of subsequent development stages; and
 - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Figure 1 Proposed Staging Plan



Source: SBA Architects

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	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of 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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

Daniel Brook

Senior Development Manager
Integrated Investment Portfolio

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Level 28, 200 George Street Sydney NSW 2000 Australia

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Chee Hui Chan

From: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>
Sent: Thursday, 18 May 2023 2:42 PM
To: Daniel Brook; Jason.Njam@sydneywater.com.au; Lubna Thalib
Cc: Stephen Foster; Kym Dracopoulos; Russell Hogan; Alexandra Chung; Chee Hui Chan
Subject: Re: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Ok to proceed.

Will touch base with Lubna

Fernando Ortega

Commercial Partnerships Manager-Utilities/Infrastructure
Western Sydney Development
Business Development

Mobile 0407 702 994
fernando.ortega@sydneywater.com.au

image

From: Daniel Brook <daniel.brook@mirvac.com>
Sent: Thursday, May 18, 2023 2:39:37 PM
To: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>; Jason.Njam@sydneywater.com.au <Jason.Njam@sydneywater.com.au>; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>
Cc: Stephen Foster <stephen.foster@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>
Subject: RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Thanks Fernando

We appreciate quick response and confirm servicing is in line with existing approvals.

Regards
Daniel

Daniel Brook
Senior Development Manager
Investments

M: +61 421128584
Level 28, 200 George Street Sydney NSW 2000 Australia

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From: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>

Sent: Thursday, 18 May 2023 2:30 PM

To: Daniel Brook <daniel.brook@mirvac.com>; Jason.Njam@sydneywater.com.au; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>

Cc: Stephen Foster <stephen.foster@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>

Subject: Re: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Thank you Daniel and Chee

I trust this is correct.

I don't think this staging will impact Sydney Water servicing unless forecast has been increased.

Happy to endorse this from my end and include in our process when Lubna returns.

Regards

Fernando Ortega

Commercial Partnerships Manager-Utilities/Infrastructure
Western Sydney Development
Business Development

Fernando Ortega

Commercial Partnerships Manager-Utilities/Infrastructure
Western Sydney Development
Business Development

Mobile 0407 702 994

fernando.ortega@sydneywater.com.au

image

From: Daniel Brook <daniel.brook@mirvac.com>

Sent: Thursday, May 18, 2023 2:21:26 PM

To: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>; Jason.Njam@sydneywater.com.au <Jason.Njam@sydneywater.com.au>; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>

Cc: Stephen Foster <stephen.foster@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>

Subject: RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Fernando

I just wanted to jump in to confirm the Staging Plan is high level description of the how the concept plan is being implemented.

We can confirm SWC reviewed the development as part of the SSD DA process prior to the SSD being approved.

We can also confirm all the required SWC designs and approvals are in place for the development for waste water, potable water, and recycled water (i.e the Staging of the development has already been reviewed and approved by SWC).

The are other conditions of consent that relate to the stormwater requirements that Mirvac will need to address in due course, however they do not relate to the Staging Plan.

We will be continuing to engage with SWC in relation to the stormwater separately.

Please don't hesitate to give me a call should you have any questions.

Regards

Daniel Brook

Senior Development Manager
Integrated Investment Portfolio

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Investments

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From: Chee Hui Chan <cheehui.chan@mirvac.com>
Sent: Thursday, 18 May 2023 2:06 PM
To: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>; Jason.Njam@sydneywater.com.au; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>
Cc: Stephen Foster <stephen.foster@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>
Subject: RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Fernando,

As outlined below, under SSD-10448-MOD 3 Condition A10, Mirvac (the Applicant) is required to prepare a Staging Plan in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary, noting prior to the commencement of construction.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking Sydney Water’s comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN	
A10.	<p>Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall</p> <ul style="list-style-type: none"> (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders; (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; (c) show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities; (d) include concept design for the staged delivery of landscaping, focusing on early tree planting to minimise the visual impact of subsequent development stages; and (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Figure 1 Proposed Staging Plan



Source: SBA Architects

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	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
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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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Regards

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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From: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>
Sent: Thursday, 18 May 2023 1:50 PM
To: Chee Hui Chan <cheehui.chan@mirvac.com>; Jason.Njam@sydneywater.com.au; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>
Cc: Stephen Foster <stephen.foster@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>
Subject: Re: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Chen Hui

While I've raised this with the team. Is this related to stormwater requirements clarification?

Cheers

Fernando

Fernando Ortega

Commercial Partnerships Manager-Utilities/Infrastructure
Western Sydney Development
Business Development

Mobile 0407 702 994
fernando.ortega@sydneywater.com.au

image

From: Chee Hui Chan <cheehui.chan@mirvac.com>
Sent: Thursday, May 18, 2023 12:33:08 PM
To: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>; Jason.Njam@sydneywater.com.au <Jason.Njam@sydneywater.com.au>; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>
Cc: Stephen Foster <stephen.foster@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>
Subject: RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Fernando

Thanks for your response.

Greatly appreciated Sydney Water team is following up on this, please can we request Sydney Water to provide confirmation if no comments **by COB today** if possible, as Mirvac is currently awaiting confirmation from Sydney Water if no further comments in order enable us to submit the Staging Plan to DPE for review and approval. We note our construction team is currently tracking to commence construction early next week.

Regards

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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From: Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>
Sent: Thursday, 18 May 2023 8:03 AM
To: Chee Hui Chan <cheehui.chan@mirvac.com>; Jason.Njam@sydneywater.com.au; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>
Cc: Stephen Foster <stephen.foster@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>
Subject: RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

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Hi Chee

Sorry I have not been able to settle this week.

My apologies.

Lubna and Jason are away I believe. I will check with our team where this is at.

Regards

|Fernando

From: Chee Hui Chan <cheehui.chan@mirvac.com>
Sent: Monday, 15 May 2023 3:50 PM

To: Jason.Njam@sydneywater.com.au; Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>
Cc: Stephen Foster <stephen.foster@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>
Subject: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

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Hi Jason/Fernando,

Called and left a message.

We would like to follow up on the below email regarding our MOD 3 Staging Plan we are currently seeking Sydney Water to review and advise if have any comments by **COB Tuesday 16/05/23?**

Regards

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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From: Chee Hui Chan
Sent: Wednesday, 10 May 2023 2:15 PM
To: Jason.Njam@sydneywater.com.au; fernando.ortega@sydneywater.com.au; THALIB, LUBNA <LUBNA.THALIB@sydneywater.com.au>
Cc: Stephen Foster <stephen.foster@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>
Subject: FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water
Importance: High

Hi Jason,

Further below our attempt to follow up on the status of our submitted Staging Plan to Sydney Water for review and comments, we have not received response from Sydney Water.

Please could we seek Sydney Water to review and advise if Sydney Water have any comments to the MOD 3 Staging Plan, Mirvac is currently in the process of obtaining our first Construction Certificate to allow construction of Warehouse 9 Aspect Industrial Estate.

Apologies for the late and urgent request, we have reached out to [@THALIB, LUBNA](#) and [@fernando.ortega@sydneywater.com.au](mailto:fernando.ortega@sydneywater.com.au) however did not receive response, we noted our construction team is

currently awaiting the Staging Plan to be reviewed and approved, please can we request Sydney Water to review and advise by **COB today 10-May 2023?**

Please feel free to give me a call if you have any questions 0450 130 715.

Regards

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

From: Chee Hui Chan
Sent: Monday, 8 May 2023 11:49 AM
To: fernando.ortega@sydneywater.com.au
Cc: Daniel Brook <daniel.brook@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>
Subject: FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Fernando

We received an auto response email from Sydney Water that Lubna is on leave till 12th June 2023. We are currently awaiting response from Sydney Water on status of the below email we issued Sydney Water regarding review of our Staging Plan in accordance to our **SSD-10448 MOD 3** consent **Condition A10**.

Please can we seek your assistance to advise who we can reach out to review in Lubna's absence. We note this is an urgent request as Mirvac is seeking to submit Staging Plan by 9-May 2023.

Regards

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

From: Chee Hui Chan
Sent: Monday, 8 May 2023 11:35 AM
To: THALIB, LUBNA <LUBNA.THALIB@sydneywater.com.au>
Cc: Alexandra Chung <alexandra.chung@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>
Subject: RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Lubna

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

We appreciate Sydney Water’s review on the our Staging Plan in accordance to **Condition A10 of SSD-10448 MOD 3**, we would like to follow up on the status of the review noting we are aiming to issue to Planning Secretary for their review and approval by 09-May 2023.

Please can we seek response from Sydney Water by COB today in order for us to issue the Staging Plan to Planning Secretary.

Regards

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

From: Daniel Brook <daniel.brook@mirvac.com>
Sent: Thursday, 4 May 2023 3:29 PM
To: THALIB, LUBNA <LUBNA.THALIB@sydneywater.com.au>
Cc: Alexandra Chung <alexandra.chung@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>
Subject: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Lubna

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

We seek any comments from Sydney Water prior to 9 May 2023, we apologise for requesting comments in such a short timeframe but note construction is due to commence next week.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking Sydney Water’s comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN
<p>A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall</p> <ul style="list-style-type: none"> (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders; (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; (c) show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities; (d) include concept design for the staged delivery of landscaping, focusing on early irrigation planting to minimise the visual impact of subsequent development stages; and (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Figure 1 Proposed Staging Plan



Source: SBA Architects

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	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of 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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

Daniel Brook

Senior Development Manager
Integrated Investment Portfolio

M +61 421128584
Level 28, 200 George Street Sydney NSW 2000 Australia

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Daniel Brook

Senior Development Manager
Investments

M: +61 421128584
Level 28, 200 George Street Sydney NSW 2000 Australia

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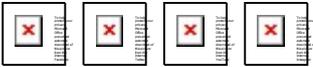
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Chee Hui Chan

From: Stephen Allan <steve@edgewaterconnections.com.au>
Sent: Tuesday, 16 May 2023 11:27 AM
To: Chee Hui Chan; Matthew Pittas
Cc: Daniel Brook; Matthew Pittas; Alexandra Chung; Kym Dracopoulos; Russell Hogan
Subject: RE: RE: AIE Staging Plan
Attachments: PCA Letter Endeavour Energy design 16052023.pdf

CAUTION: This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you receive them from the sender and know the content is authentic and safe.

Hi Chee,

Please see attached, please let me know if you need any amendments or changes.

Regards
Steve



Stephen Allan

Director

P: 02 8814 1299

E steve@edgewaterconnections.com.au

Head office: PO Box 8114 Norwest NSW 2153

www.edgewaterconnections.com.au

From: Chee Hui Chan <cheehui.chan@mirvac.com>
Sent: Monday, May 15, 2023 3:45 PM
To: Stephen Allan <steve@edgewaterconnections.com.au>; Matthew Pittas <matthew@edgewaterconnections.com.au>
Cc: Daniel Brook <daniel.brook@mirvac.com>; Matthew Pittas <matthew@edgewaterconnections.com.au>; Alexandra Chung <alexandra.chung@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>
Subject: RE: RE: AIE Staging Plan

Hi Steve,

Just called and left a message.

We would like to follow up on the below email. Please can we request Edgewater to prepare a statement that outlines EE and NBN's understanding of the utility staging?

Regards

Chee Hui Chan
Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia



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AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

From: Chee Hui Chan
Sent: Thursday, 4 May 2023 11:28 AM
To: Stephen Allan <steve@edgewaterconnections.com.au>
Cc: Daniel Brook <daniel.brook@mirvac.com>; Matthew Pittas <matthew@edgewaterconnections.com.au>; Alexandra Chung <alexandra.chung@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>
Subject: RE: AIE Staging Plan
Importance: High

Hi Steve,

We noted Edgewater issued an email 11/07/22 confirming noting receipt of approval from Endeavour Energy regarding Staging and Sequencing of Aspect Industrial Estate, please refer attached. We are currently in the similar process for MOD 3, please see below staging of works for MOD 3. Please could we request Edgewater to prepare a statement that outlines EE and NBN’s understanding of the utility staging?

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 05 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN

- A10. 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:
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
 - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
 - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Staging Plan and identification of any overlapping construction and operational activities;
 - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation and planting to minimise the visual impact of subsequent development stages; and
 - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

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	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of 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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
		10448 - MOD 2		Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent. Target lodgement: March 2023	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 2)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	
13	Stage 8 Building Works (Warehouse 6)		2024-26	

Regards

Chee Hui Chan

Contracts and Project Administrator
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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Chee Hui Chan
Mirvac Developments Pty Ltd
Contracts and Project Administrator
Integrated Investment Portfolio
Level 28, 200 George Street Sydney NSW 2000 Australia

EWC ref: 4494
15th May 2023

Re: Aspect Industrial Estate - Design Statement regarding MOD 3 Staging Plans - Endeavour Energy Reticulation.

Hi Chee,

Regarding your email requesting Edgewater to issue advise of the Endeavour Energy applications and staging, the works have been applied for and design to be staged as follows:

- Stage 1A UIS0979, Subdivision, Intersection of Mamre Road, HV Capacity to Estate, and Stage 1 internal road works
- Stage 1B ARP5041, Underground works and Street Lighting along Mamre Road South of Mamre Rd intersection.
- Stage 2 UIS0950, Subdivision, HV reticulation and Street Lighting.
- Stage 3 UIS0978, Subdivision, HV reticulation and Street Lighting.
- Stage 4 UIS0979, Subdivision, HV reticulation and Street Lighting.
- Stage 5 ARP5106, Additional HV Capacity via 2nd x 22kV Feeder.

We confirm that the above-mentioned certified designs are in accordance to Endeavour Energy's standards and policies, as well as other the relevant standards as nominated on the certified designs, and have been design and approved by Endeavour Energy to be constructed in a staged manner.

If you need any further information, please let me know.

Regards

Stephen Allan

Stephen Allan
Director

Chee Hui Chan

From: Russell Hogan
Sent: Thursday, 4 May 2023 12:12 PM
To: Stephen O'Connor (stephen.oconnor@altisproperty.com.au); Philip Grech
Cc: Daniel Brook; Kym Dracopoulos; Chee Hui Chan; Alexandra Chung
Subject: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Altis
Attachments: MOD 3 Staging Plan with Consultation with Agencies.pdf

Hi Steve / Phil,

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 05 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
 - 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;
 - show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities;
 - include concept design for the staged delivery of landscaping, focusing on early tree planting to minimise the visual impact of subsequent development stages; and
 - include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

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	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of 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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
		10448 - MOD 2		Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent. Target lodgement: March 2023	Q4 2023 – Q1 2024	
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11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	
13	Stage 8 Building Works (Warehouse 6)		2024-26	

Should you have any questions regarding the above, please advise.

Kind Regards,

Russell Hogan
Senior Development Manager
Investments

T: +61 2 9080 8154 M: +61 424441231
Level 28, 200 George Street Sydney NSW 2000 Australia

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Chee Hui Chan

From: Russell Hogan
Sent: Thursday, 4 May 2023 12:10 PM
To: Matt.Jordan@gpt.com.au; Tom Falconer
Cc: Daniel Brook; Kym Dracopoulos; Chee Hui Chan; Alexandra Chung
Subject: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with GPT
Attachments: MOD 3 Staging Plan with Consultation with Agencies.pdf

Hi Matt / Tom,

RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan – Consultation with GPT

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 05 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan 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 is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
 - 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;
 - show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities;
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Table – Proposed staging of works

Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
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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)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	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-	Q1 2023	Within 12-18 months from commencement of construction

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
		10448 - MOD 2		Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent. Target lodgement: March 2023	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 2)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	
13	Stage 8 Building Works (Warehouse 6)		2024-26	

Should you have any questions regarding the above, please advise.

Kind Regards,

Russell Hogan
Senior Development Manager
Investments

T: +61 2 9080 8154 M: +61 424441231
Level 28, 200 George Street Sydney NSW 2000 Australia

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