

Costin Roe Consulting Pty Ltd
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18 May 2026

Richard Crookes Construction
Attention: Mitchell Kay
Level 14, 558 Pacific Highway
ST LEONARDS NSW 2065

**Re: ALDI - Sydney ADC Site, Badgerys Creek
SSD-76913969 Condition B13(b)**

Dear Sir,

As requested, we provide this letter in relation to Condition B13(b) of SSD-76913969 which confirms Costin Roe Consulting's capabilities and experience, and my most recent CV.

Condition B13(b) requires:

The stormwater management system design must.... *"be prepared and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems"*.

The stormwater management system is proposed to be designed for the applicant by Costin Roe Consulting Pty Ltd, civil and structural consulting engineers and certified by myself, Xavier Cure, who is a Chartered Professional Engineer (CPEng) registered on the National Engineering Register (NER) with 15 years' experience as a consulting engineer.

Costin Roe Consulting is experienced in the preparation and implementation of detailed stormwater designs, stormwater modelling and Stormwater Management Plans with WSUD for industrial developments of similar scope to this development. Recent similar SSD approved projects include:

- The Yards Estate, Kemps Creek (SSD-9522);
- Moorebank Intermodal Precinct (SSD-7628);
- The Eastern Creek Business Park Stage 5 (SSD-06_0025);
- The Horsley Drive Business Park Stage 1, Wetherill Park (SSD-5169)
- The Horsley Drive Business Park Stage 2, Wetherill Park (SSD-7664)
- Altis First Estate, Erskine Park (SSD-7173);
- Prestons Industrial Estate, Prestons (SSD-7155); and
- Prospect Industrial Estate, Pemulwuy (SSD-10399).

We note that Costin Roe Consulting is endorsed by the planning secretary to complete the stormwater design for the Yiribana Estate (SSD-10272349) and Access Estate (SSD-17647189) which is located in the Aerotropolis Mamre Road precinct. Further, we note that Costin Roe Consulting recently undertook peer review for The Edge Estate (SSD-17552047) and The Elizabeth Enterprise Precinct – Stage 1 (SSD-19618251) detailed stormwater system.

We enclose our company capability statements and my CV for your perusal.

We trust the information provided meets your requirements and we look forward to receiving timely endorsement of our appointment from the planning secretary.

Please contact the undersigned if any further clarifications or information is required.

Yours faithfully,

Costin Roe Consulting Pty Ltd.

A handwritten signature in blue ink, appearing to read 'X Cure', with a long horizontal stroke extending to the right.

XAVIER CURE MIEAust CPEng NER
Senior Associate Director

Encl.

XAVIER CURE

Senior Associate Director - Civil
Costin Roe Consulting Pty Ltd
Consulting Engineers

Qualifications

Diploma in Engineering Practice, University of Technology Sydney

Bachelor of Engineering (Civil), University of Technology Sydney

Master of Engineering (Structural), University of Technology Sydney

Affiliations

Member of Institute of Engineers Australia (MIEAust), Engineers Australia
National Engineers Register NER 3247201
Register Professional Engineer of Queensland (RPEQ), Board of
Professional Engineers Queensland
Chartered Professional Engineer (CPEng), Engineers Australia

Experience

Costin Roe Consulting Pty Ltd, Sydney

2022 Senior Associate Director

2018 Associate Director

2016 Senior Design Engineer

2011 Design Engineer

2010 Engineer

Skills & specifications

Civil Design: Finished levels design, earthworks design and specifications, pavements, road design and intersection upgrades.

Hydraulic (stormwater) Design: Piped drainage, open channel flow, on-site detention tanks, water sensitive design, water quality control, rainwater harvesting, roof water systems, erosion and sediment control. Water Sensitive Urban Design utilising MUSIC modelling software.

Hydraulic Modelling Systems: Piped drainage systems utilising DRAINS, 1-D open channel hydraulics utilising HEC-RAS and 1D & 2D integrated systems using XP-STORM which incorporates the TUFLOW 2D modelling engine.

Structural Design: Steel framing, concrete framing, timber design, rigid & flexible pavements, structural analysis (Microstran), residential, commercial and industrial experience.

Recently competed projects

Industrial Estates

- Eastern Creek Business Park Stage 4
- Eastern Creek Business Park Stage 5
- Altis Frist Estate (SSD7173)
- Logos Marsden Park
- Moorebank Intermodal MPE & MPW
- The Yards, Kemps Creek Frasers SSD9522

Residential Subdivision

- Heritage Pare 57, 58, 518-23
- Billies Lookout 513-517

- Transfield Avenue/Brush Creek Estate

High Bay Warehouses / Large Scale Industrial

- Woolworths Distribution Centres NSW
- Amazon
- Schweppes/Asahi
- Coles Distribution Centres NSW/QLD

Road Designs

- Intersection Nestle, Blaney
- Bernera Road/Yarrunga St, Prestons
- Elderslie Rd, Yatala (Caterpillar-Facility)
- Altis First Estate

Commercial / Retail

- Ponds
- Elara Village

Industrial

- Coopers Paddock
- Melbourne Markets, VIC
- Prixcar, QLD
- Sherbrooke Bus Depot, QLD
- Asahi, QLD
- Actron Air
- Logos Prestons inc. Toll, spec
- Toll, Banksmeadow

CAPABILITY STATEMENT

WESTERN SYDNEY AEROTROPOLIS



CRC
COSTIN ROE
CONSULTING

CIVIL &
STRUCTURAL
ENGINEERS

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OUR MISSION:

PRECISION ACCOUNTABILITY COMMUNICATION SUSTAINABILITY

CRC delivers engineering services that integrate technical excellence with innovation and ingenuity. Our ultimate value lies in creative solutions that shape the built environment.

CRC
COSTIN ROE
CONSULTING

Current page: Schweppes Asahi, Wulkuraka for CIP Constructions
Previous page: First Estate, Orchard Hills, NSW

WHO WE ARE

Costin Roe Consulting is a leading engineering firm known for ingenuity and innovation. With a strong focus on sustainability, and years of accumulated knowledge and experience, CRC is proud to offer outstanding services in structural, civil and remedial engineering.

Our expertise lies in the industrial and logistics sector, where we are recognised as preferred structural and civil design consultants for major property trusts and specialised building contractors. Specialising in large-scale industrial projects, including multi-level warehouses, high bay warehouses with complex automation systems, and multi-lot industrial subdivision projects, CRC has a proven track record of delivering award-winning results. Undertaking projects both nationally and internationally, CRC has offices in Sydney, Melbourne, Brisbane, and Newcastle.

Beyond our strengths in industrial projects, we offer our services to commercial, residential, community and infrastructure developments as well as all aspects of legal forensic and expert reporting.

35+

**years operating
in the building
industry**

5

**office locations
across the
country**

50+

employees

21%

**women employed
by CRC**

\$85m+

**average project
value**

CRC Managing Director, Grant Roe has worked on industrial and logistics projects in Europe, China, Asia and Australia and has a well developed understanding of the specific needs for the logistic operator and industrial developer. He has a demonstrated ability of balancing project requirements, budget constraints and innovative design approaches with over thirty five years of experience working in the sector.

Our background and experience in the industrial and logistics sector means that we can offer the benefit of thousands of hours of accumulated experience and developed knowledge and contribute to the success of projects. Our well-established history has allowed us to work on the majority of industrial facilities in Australia. Currently, we are involved in over 50% of single level warehouses and over 95% of the multi-level facilities, either proposed or in construction.

Our long involvement in the industrial sector means that we have worked through significant change and evolution, not only in the end user requirement, but also in how these facilities are constructed efficiently and sustainably. With the move to multi-level warehousing, different approaches to construction need to be explored, tested and costed. We have explored approaches adopted in Asia and Europe and have adapted this experience to Australian conditions. We are continually examining and testing different methods of construction, whether it's a simple comparison of concrete and steel or a more detailed review of different forms of composite construction.

This is not a simple process. There is an important balance to be achieved between the demanding and nuanced requirements for industrial facilities and achieving a suitable design and construction outcome. We will always look to better solutions that most effectively achieve the required outcome while being cost effective and sustainable.

WE ARE INDUSTRIAL & LOGISTICS SPECIALISTS

50%

**of single level
warehouses are
CRC engineered**

95%

**Multi-level
warehouses either
proposed or in
construction are
CRC engineered**

OUR DESIGN APPROACH & INNOVATION



**“ Efficient designs, delivered on time
- thats the approach to being a truly
commercial professional engineer.**

Phil Terrey, CRC Associate Director

”

Sustainability

Moorebank Intermodal Precinct, LOGOS Property

What we do as engineers has a direct impact on supporting a sustainable future and the move to net zero carbon* emissions. At CRC, we recognise the pivotal role that engineering plays in shaping a sustainable future. Our commitment to sustainability goes above and beyond - it's ingrained in every facet of our operations. We firmly believe that engineering is more than just designing structures; it's about applying our expertise into the education of organisations and individuals on the potential we hold to reduce the carbon* emissions associated with our built environment.

Operating under the ethos of 'build less, lean design,' we prioritise sustainable solutions that minimise our environmental footprint without compromising on quality or functionality. We understand that our responsibility as professional engineers extends far beyond our immediate projects; it's about actively shaping the future of our built environment.

Central to our sustainable initiatives is our dedicated in-house Sustainability and Regenerative Engineering team. Tasked with setting and directing our design principles within a sustainable framework, they drive our advocacy for faster industry-wide adoption of regenerative design practices. Our ultimate goal? To deliver civil and structural engineering solutions that innovate and challenge outdated engineering practices.

At CRC, sustainability is at the core of what we do. It's a guiding principle that shapes every decision we make. By harnessing the power of innovation and collaboration, we're leading the charge towards a more sustainable and resilient built environment.

Concrete Mix

We have completed research and testing on the design of warehouse floors and have developed concrete mix designs with cement replacement of over 30%. This equates to an approximate reduction of embodied CO2 in warehouse floors of 30% and supports a 10% reduction in embodied carbon for single level warehouse buildings.

Steel Manufacturing

Our collaborations with steel manufacturers globally have yielded impressive results, with embodied carbon reductions of up to 90 kg per tonne of structural steel. There is opportunity to achieve greater embodied carbon reduction in steel from German suppliers, using Electric Arc Furnace technology, who can supply standard rolled sections to Australia at 850 kg per tonne (including international transport emissions).

End-of-Design-Life Strategies

At CRC, we know there are significant emission savings which come from the adoption of end-of-design-life strategies, aiming to reduce waste from on-site demolition and extend the design life of existing buildings for a further 50 years. We have worked on projects alongside industry professionals, adopting adaptive reuse strategies, and material repair and reuse, to significantly reduce embodied carbon emissions. We believe that in designing buildings with end-of-life strategies in mind, the materials in existing infrastructure could be used as building stock for future developments.

* or CO2 equivalent.

Global Reach

As a distinguished engineering firm, we are renowned for our expertise in engineering projects across Australia and Asia. We tackle complex challenges with the skills to see solutions where others often see obstacles. Our reputation for excellence in problem-solving and our commitment to delivering high-quality engineering solutions has established us as a trusted partner for international projects.

CRC works comprehensively throughout the Asian market, understanding the unique requirements and regulatory landscapes that allow us to seamlessly integrate our global knowledge with local needs. We deliver tailored solutions that comply with regional standards while understanding international best practices.

We thrive in situations that require innovation. Our global experience means that we have the unique ability to draw from a vast array of knowledge that goes beyond just the way we do things here. We have a demonstrated ability to balance project requirements, budget constraints, and innovative design approaches for even the most complex problems.

Costin Roe Consulting is **global, urban, and integrated**. We combine our Australian standard with our knowledge of international requirements to create **innovative and original engineering solutions**.

OUR
SERVICES
WORLD
WIDE



OUR SERVICES

“ **Costin Roe was founded on the ethos of creating real value in engineering and project management.** ”

Wayne Costin, CRC founder

Structural Engineering

CRC specialises in providing comprehensive structural engineering services tailored to meet your project needs. Our team designs innovative and resilient structures, ensuring safety and sustainability. From initial concept through to final construction, we deliver attention to detail and uncompromising quality. Trust us to bring your vision to life with engineering excellence.

Civil Engineering

We pride ourselves on offering comprehensive civil engineering services that span the entire project lifecycle from pre-acquisition development to construction. From industrial facilities to urban redevelopment, subdivisions, and public parks, we specialise in a diverse and efficient array of undertakings, including roads, flood modelling, stormwater management, and water-sensitive urban design (WSUD) including the new stream health objectives set out in the Mamre Road and Western Sydney Aerotropolis Precincts.

Remedial Engineering

As leaders in structural remediation, project management and engineering forensics, we work to address structural deficiencies and restore integrity to industrial and commercial facilities, we ensure they meet safety standards and operational needs. In addition to our broad remedial engineering portfolio, CRC boasts a specialised branch focused solely on remedial solutions for strata projects.

Assessments & Reporting

We go beyond conventional engineering services by offering comprehensive assessment, reporting and litigation support for a wide range of projects. Our team conducts thorough assessments to evaluate the structural integrity, performance, and compliance of engineering works alongside detailed reports that provide clear insights and actionable recommendations for our clients.

With years of experience, we specialise in a range of engineering services tailored to address your specific needs. Our teams operate within a collaborative network, leveraging their combined expertise to deliver effective solutions. We understand that each problem requires a unique approach, and our extensive experience allows us to identify the best strategies to achieve results.

Our commitment to collaboration means that we harness the knowledge and skills of the whole team. By working together, we can tackle complex challenges more efficiently and innovatively. This networked approach not only enhances our problem-solving capabilities but also lets us stay at the forefront of industry developments.

We take pride in our ability to think creatively and innovatively. We tackle even the most challenging problems. Our dedication to ingenuity ensures that we consistently provide solutions where others might see obstacles. By embracing new ideas and techniques, we remain adaptable and prepared to meet the evolving needs of our clients. This forward-thinking mindset is integral to our success and the satisfaction of those we serve.

We're more than just engineers - we provide development assistance and guidance for all stages of your project no matter the size or scale. We're not just here to give you technical support. We apply our experience and expertise on all projects from as early as pre-purchase all the way through to construction and project delivery.

Pre-Purchase Due Dilligence

Development Approval

Project Budget Tender

Procurement

Construction

Post-Construction Project Delivery



STREAM HEALTH & STORMWATER MANAGEMENT

A significant focus has been placed on urban stormwater management in Western Sydney in order to safeguard the supply of clean water to residents and employees, mitigate the effects of urban heat island effects and protect its sensitive aquatic ecology.

Stormwater infrastructure therefore represents a significant feature, and engineering challenge, of the Mamre Road and Aerotropolis Precincts. Rainwater storage, evaporation and irrigation of surplus stormwater runoff are key mechanisms proposed to achieve the outcomes above. This infrastructure, which is to be managed by Sydney Water, is in its early stages of development. To facilitate development in the interim, landowners are required to construct temporary stormwater measures on their sites.

Costin Roe Consulting has pioneered the design development of this infrastructure, working closely with local, state and private bodies to develop cost-effective and efficient water management measures that satisfy the local stream health objectives. The interim solutions developed by CRC have been integral in bridging the gap to Sydney Water's regional solution, whilst enabling the early construction of infrastructure and warehousing.

CRC are working closely with Sydney Water and landowners to facilitate the part delivery of the regional solution, providing benefit to private and government entities.

KEY PROJECTS

YIRIBANA LOGISTICS ESTATE, KEMPS CREEK, NSW

Yiribana Logistics Estate East and West, on either side of Mamre Road in Kemps Creek, form a new industrial and logistics precinct within the Western Sydney Aerotropolis. The estate offers strategic access to the M4, M7, and the new Western Sydney Airport.

CRC provided civil engineering design services for the approval of the estate, including internal circulation road geometric and pavement designs, bulk earthworks designs, estate drainage infrastructure including estate basins, and retaining and acoustic wall designs. Yiribana Logistics Estate is also one of the first industrial sites approved in the Mamre Road Precinct with a compliant on-lot stream health solution.

KEY PROJECTS

THE YARDS, KEMPS CREEK, NSW

The YARDS is a new 77Ha masterplanned estate in Kemps Creek, NSW. With parklands, a freshwater creek, and outdoor facilities, the estate also features 14 lettable lots. It is Australia's first industrial estate to achieve a 6-star Green Star Communities v1.1 rating from the Green Building Council of Australia. All facilities within the estate are also targeting a 6-star Green Star Design and As-built v1.3 rating from the Green Building Council of Australia.

CRC provided civil engineering services for the estate's approval and delivery, including road, intersection, drainage and WSUD to aid with sustainability goals and the accomplishment of the 6-star Green Star Rating.



The Yards, Kemps Creek, NSW



First Estate, Orchard Hills, NSW

KEY PROJECTS

FIRST ESTATE, ORCHARD HILLS, NSW

Located on Mamre Road, First Estate spans 48.35 hectares and offers prime warehouse and office spaces with efficient access to major transport routes.

CRC provided comprehensive civil engineering design and construction services for First Estate for both the planning stages and detailed design and construction. Works included the design of internal road networks and intersections, extensive bulk earthworks, and estate drainage systems, including regional basins for stormwater management.

As part of the planning assessment, a 2D Tuflow hydrodynamic overland flow (flood) assessment of South Creek and the 48Ha site was completed, extending to the future Mandalong/ Mamre West precinct over a total area of 193 hectares. This assessment assisted in 'opening up' previously flood-affected land to development, helping to create employment and growth generation for Western Sydney.

KEY PROJECTS

ACCESS LOGISTICS ETSTAE, KEMPS CREEK, NSW

Civil engineering services for the estate encompassed all aspects of approval and delivery, including the design and implementation of roads, intersections, and drainage systems. The project also incorporated WSUD principles to enhance sustainability, manage stormwater effectively, and minimise environmental impact. These services ensured the estate's infrastructure was resilient, functional, and aligned with regulatory requirements.

OUR ENGINEERS HAVE THE **TOOLS** TO **SUCCEED**

Design

12D, Civil Site Design, Autodesk Civil3D, DRAINS, ETABS, HEC-RAS, Inducta Suite of Software, Limcon, Magnet (CivilCAD), Metal Building Software, MUSIC, MUSICX, MUSIC 6, RAPT, Sidra Intersection, Slog, SpaceGass, Strand7 Finite Element Analysis, Structural Toolkit, TufLOW, Bluebeam, XPStorm

Drafting

AutoCAD, AutoCAD Civil 3D, BIM360, AutoTURN, Revit, Revizto, Navisworks (Clash-detection), Autodesk Vehicle Tracking

Sustainability

Sustainability is at the forefront of everything that we do. Our in-house Sustainability and Regenerative Engineer ensures that every move we make aligns with our goal to move to net zero emissions.

Continuing Education

At CRC we believe that learning doesn't stop once you step out of the classroom. In order to maintain our high standards of innovation, we advocate for continuous learning and encourage all of our employees to continue to develop their professional education. In practice this looks like attending seminars, studying overseas engineering innovation, and networking with bright new engineering minds.

CLIENTS



HANSEN YUNCKEN

**RICHARD CROOKES
CONSTRUCTIONS**

LOGOS

TAYLOR

**PRIME
CONSTRUCTIONS**

**FRASERS
PROPERTY**

**CIP
CONSTRUCTIONS**

Charter Hall

CITY OF SYDNEY

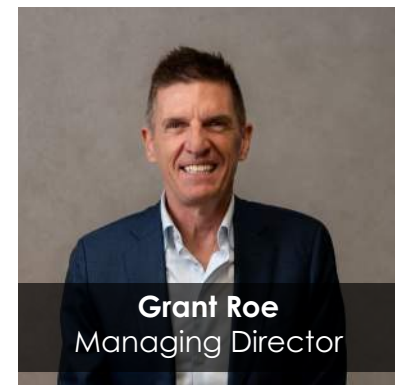
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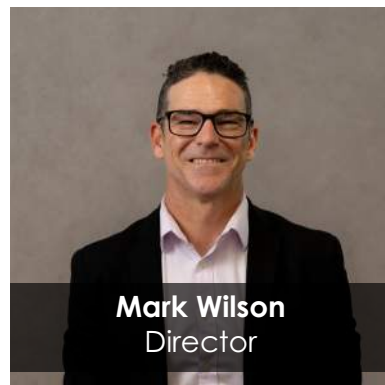
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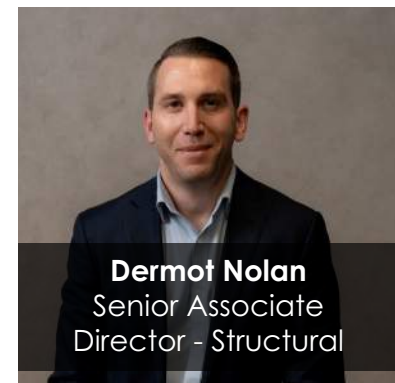
Goodman



Grant Roe
Managing Director



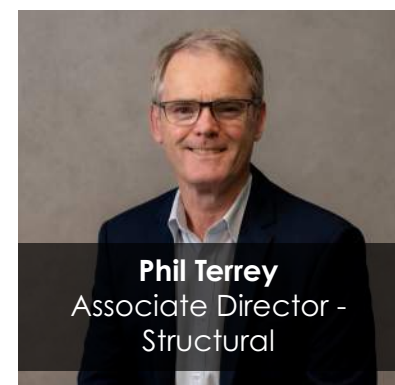
Mark Wilson
Director



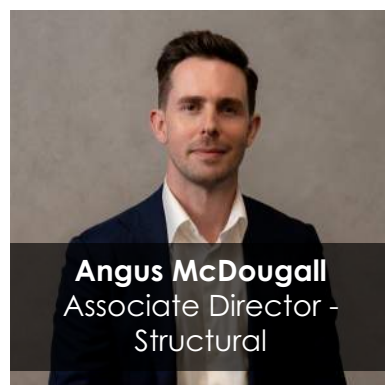
Dermot Nolan
Senior Associate
Director - Structural



Xavier Cure
Senior Associate
Director - Civil



Phil Terrey
Associate Director -
Structural



Angus McDougall
Associate Director -
Structural



Daniel Soliman
Associate Director -
Civil

EXECUTIVE TEAM

Our leadership team embodies the spirit and professionalism that defines CRC. With a diverse group of highly skilled professionals, each with their own unique experiences and specialisations, our leaders shape the direction and culture of our company. Their collective expertise and dedication drive our mission forward, allowing us to continue to excel in delivering exceptional engineering solutions.

AWARDS, PROFESSIONAL LEADERSHIP & MEMBERSHIPS

Australian Steel Institute Excellence Awards NSW & ACT 2024

Steel Clad Structures
Coles Kemps Creek
Client: Goodman
Project Value: \$250m

Winner

ACSE Awards for Excellence in Structural Engineering 2016

Veolia Woodlawn MBT Facility
Client: Lipman Pty Ltd
Project Value: \$100m

Winner

Stormwater NSW Awards for Excellence 2019

Excellence in Integrated Stormwater Design
Remediation and upgrading of Sydney Water asset for
development of PFD facility
Client: Fraser Property Group
Project Value: \$70m

Highly Commended

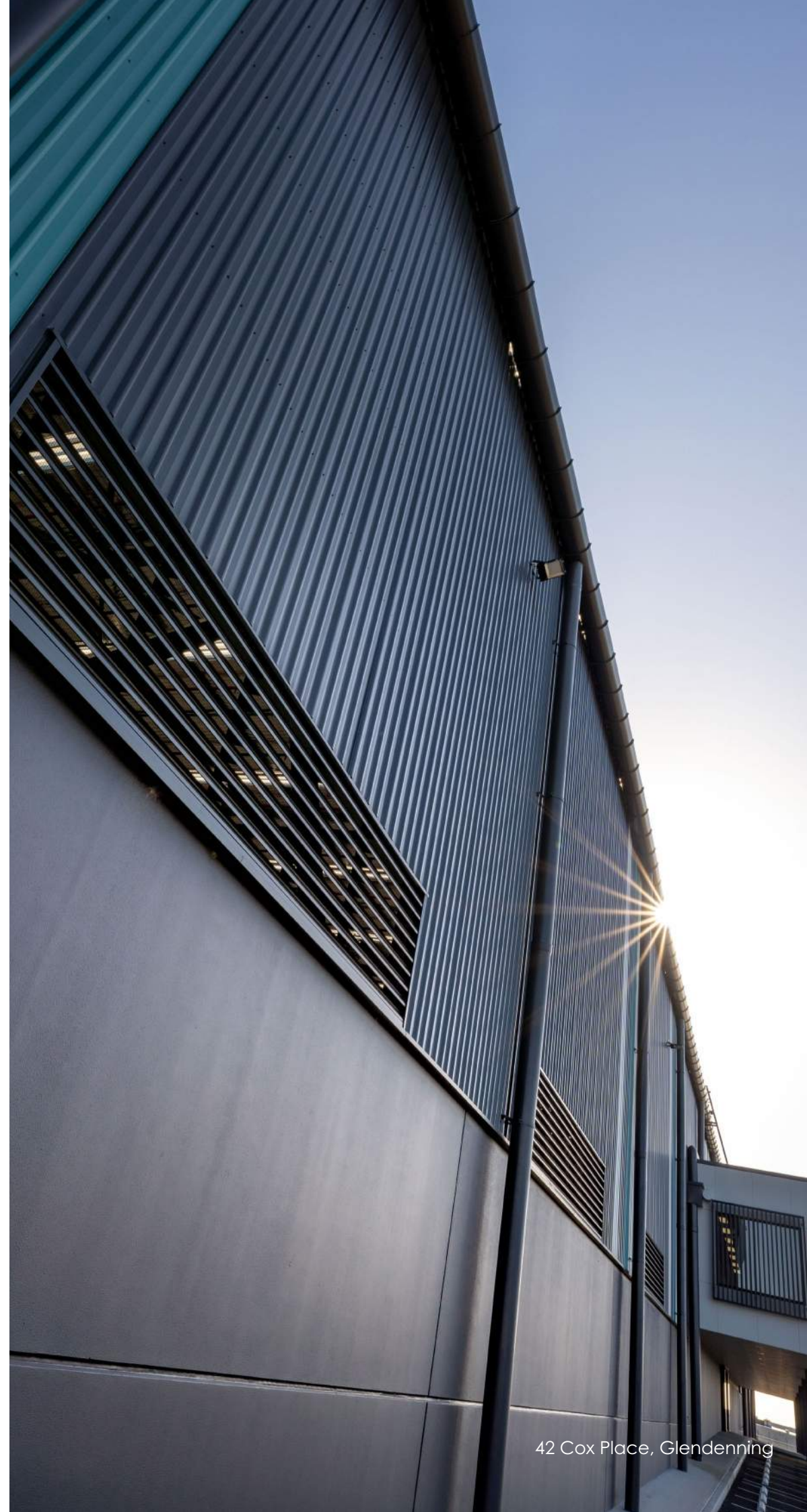
Stormwater NSW Awards for Excellence 2017

Excellence in Integrated Stormwater Design
Horsley Drive Business Park Stage 1, NSW
Client: Fraser Property Group

Highly Commended

Grant Roe - Speaker at CIRCEA 2019

*'What is risk and how is it perceived in society today?
Structural reliability unpacked'* delivered to the
College of Investigative Remedial Consulting Engineers
Australia on 29 November 2019



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AUSTRALIA



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CIVIL &
STRUCTURAL
ENGINEERS