

16 December 2024

John Vu
Senior Project Manager
The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018
Australia

Dear John

1-3 Burrows - 2 level scheme Supporting Letter

1.0 Introduction

AECOM Australia Pty Ltd (AECOM) was commissioned by Goodman Property Services (Aust) Pty Ltd (GPSA) to undertake an additional scope of work at 1-3 Burrows Road, St Peters (the site). AECOM understands that GPSA is proposing to change the planned development to a 2-level scheme and requires an assessment of the proposed change to determine whether it is “*Substantially The Same*” to support the State Significant Development Application (SSDA), and if not whether a revision of the currently approved Remedial Action Plan¹ (RAP) is required.

2.0 Objective

The primary objective of this letter is to review the changes in the proposed development and determine whether the changes require an update to the revised AECOM (2023) RAP drafted for the development in March 2023, as part of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued on 7 February 2022² which requires preparation of a preliminary site investigation (PSI), and, if required, a detailed site investigation (DSI), remedial action plan (RAP) and preliminary long-term environmental management plan (EMP).

3.0 Proposed Development Changes

GPSA is now proposing a 2-level scheme with a recessed dock option instead of the original 3-level scheme considered in the AECOM (2023) RAP. AECOM has reviewed the updated plans (**Attachment A**) for the 2-level scheme and notes that the main differences in the two schemes include:

- Recessed loading docks through the ground level in the centre of the site to mitigate the removal of contaminated material off-site;
- Changed building envelope including two warehouse structures on either side of the loading docks; and
- Fewer deep planting zone area.

The remedial strategy is based on capping and managing the known contaminated fill material during redevelopment, followed by implementation of a Long Term Environmental Management Plan (LTEMP).

It is considered that the proposed changes in the 2-level scheme do not alter the RAP's chosen remediation option because:

- The overall capping strategy of the site does not change and will be implemented.
- The management of contaminated fill material during redevelopment does not change³ and methodologies will be detailed in a Remedial Works Plan (RWP) and Construction Environmental

¹ AECOM, 2023. Remedial Action Plan, 1-3 Burrows Road, St Peters, Rev2. 3 March.

² Specifically SEAR No. 16 “Contamination and Remediation In accordance with SEPP 55, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.”

³ Although material volumes may differ depending on pile and cap design, the methodology will essentially be the same and described in the RAP.

Management Plan (CEMP), including landscape areas located outside of the building footprint and roadways.

- Sections 7.3 and 7.15 of the AECOM (2023) RAP provides for liaison with the Project Arborist and remediation consultant addressing the contamination issues and tree impacts.

Therefore, the RAP does not require revision.

4.0 Conclusion

Based on review of the proposed development changes at 1-3 Burrows Road and the AECOM (2023) RAP strategy, it is considered that the AECOM (2023) RAP does not require an update for the 2-level scheme. Details of the proposed remedial action, including the revised building envelope and excavation/cut and fill plans will be provided in the RWP and referred to in the CEMP for the redevelopment.

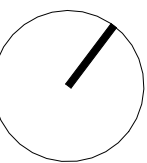
Yours sincerely



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encl: Design plans

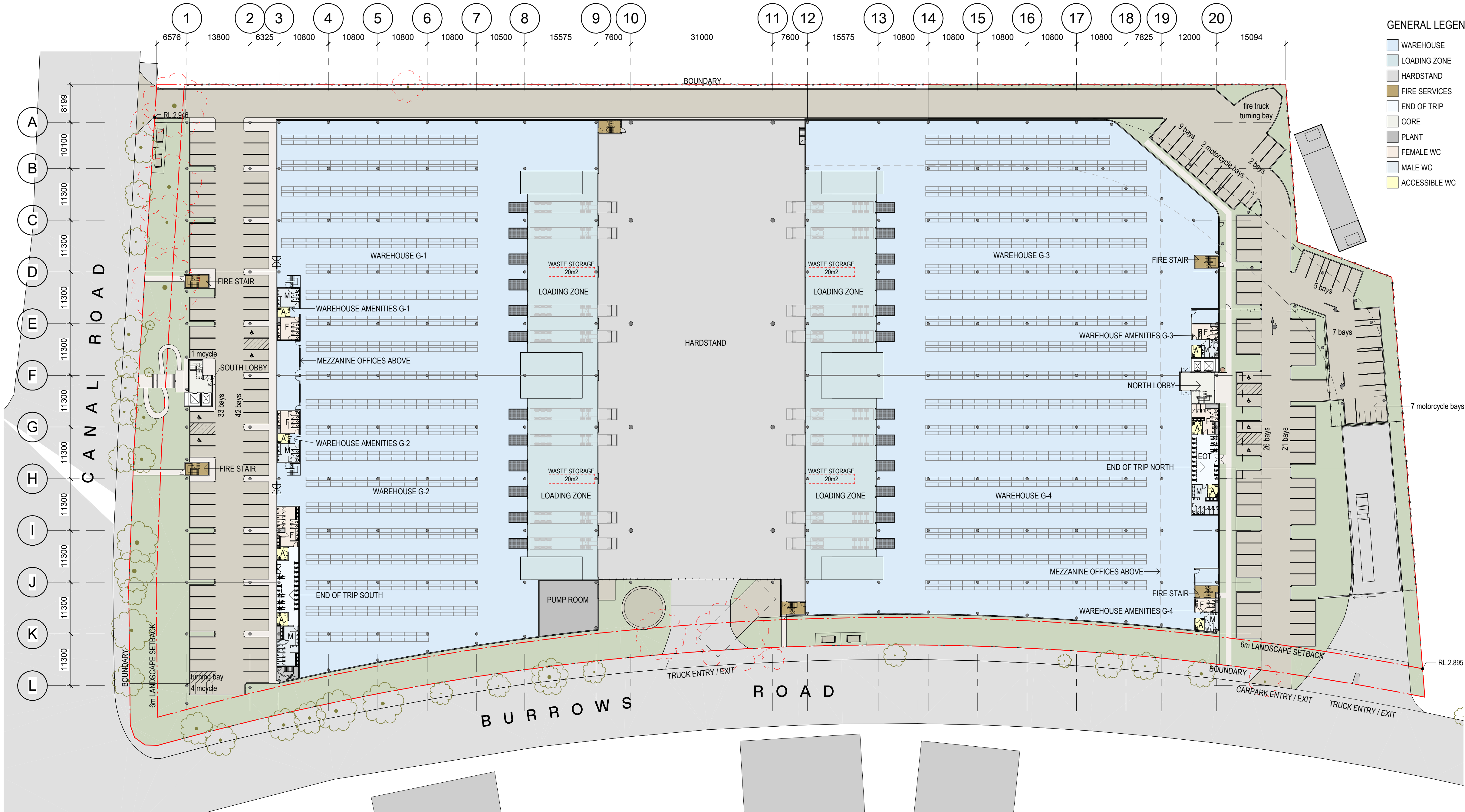
NORTH



REVISIONS		
REV	DESCRIPTION	DATE
1	ISSUED FOR INFORMATION Grid 18-20 revised Fencing & Gates added	02/07/2024
2	ISSUE FOR REVIEW	11/07/2024
3	ISSUE FOR REVIEW	23/07/2024
4	ISSUED FOR REVIEW	29/07/2024
5	ISSUED FOR REVIEW	30/07/2024
6	ISSUED FOR DIP	01/08/2024
7	ISSUED FOR SSDA REVIEW	30/08/2024
8	ISSUED FOR SSDA	13/09/2024
9	ISSUED FOR SSDA	29/11/2024

GENERAL LEGEND

- WAREHOUSE
- LOADING ZONE
- HARDSTAND
- FIRE SERVICES
- END OF TRIP
- CORE
- PLANT
- FEMALE WC
- MALE WC
- ACCESSIBLE WC



1 1 GROUND 1:500
DA300

ARCHITECT



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CLIENT



Welsh + Major

welshmajor.com
mail@welshmajor.com
ABN: 67 612 977 303

Nominated Architects
C. Major ARB No. 9193
D. Welsh ARB No. 9968

PROJECT

Multilevel Industrial Facility
1-3 Burrows Road, Alexandria

TITLE

Site & Ground Floor Plan

SCALE 1:500 @ A1

PROJECT NO

24132

DRAWING NO

DA200

REV

9

29/11/2024 11:32:16 AM

SITE PREPARATION NOTES:

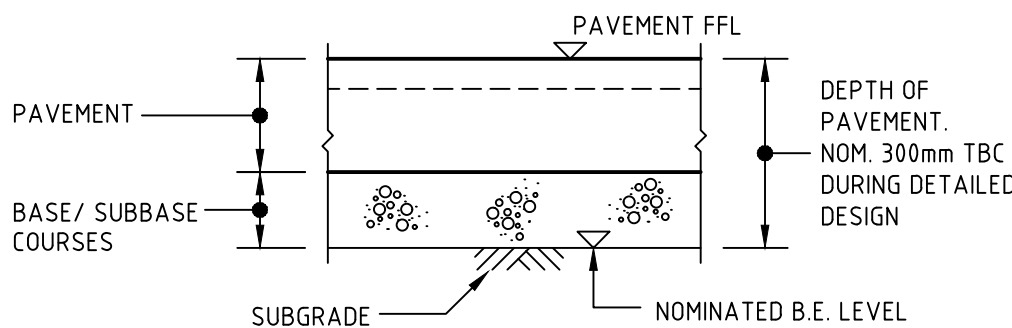
- ALL EARTHWORKS SHALL BE COMPLETED GENERALLY IN ACCORDANCE WITH THE GUIDELINES SPECIFIED BY THE GEOTECHNICAL REPORT PSM-2808-005R REV1 PROVIDED BY PSM DATED 13/05/2019.
- EXISTING LEVELS ARE BASED ON INFORMATION PROVIDED BY LTS TITLED 50937 002DT_MGA2020 DATED 11/02/2020.
- STRIP ANY TOP SOIL OR DELETERIOUS MATERIAL AND DISPOSE OF FROM SITE OR STORE AS DIRECTED. TOPSOIL BLENDING IS NOT ACCEPTABLE. ANY BLENDING PROPOSAL IS TO BE REFERRED TO THE ENGINEER.
- COMPLETE CUT TO FILL EARTHWORKS TO ACHIEVE THE REQUIRED LEVELS AS INDICATED ON THE DRAWINGS WITHIN A TOLERANCE OF +0mm/-10mm THROUGH BUILDING PADS/PAVEMENTS AND +0mm/-20mm ELSEWHERE.
- PREPARE STEEP BATTERS TO RECEIVE FILL BY CONSTRUCTING BENCHING TO FACILITATE FILL PLACEMENT AND COMPACTION. WHERE EXPOSED ROCK (WEATHERED SHALE OR SANDSTONE) IS ENCOUNTERED AT CUT SUBGRADE LEVEL, THE EARTHWORKS CONTRACTOR IS TO ALLOW TO RIP THE SURFACE TO A NOMINAL 0.3-0.4m DEPTH AND RECOMPACT (PER THE ENGINEERING SPEC) AS REQUIRED.
- AREAS TO RECEIVE FILL (THAT ARE NOT ON BENCHED BATTERS) AND AREAS IN CUT SHALL BE PROOF ROLLED TO IDENTIFY ANY SOFT HEAVING MATERIAL. SOFT MATERIAL SHALL BE BOXED OUT AND REMOVED PRIOR TO FILL PLACEMENT. PROOF ROLLING TO BE INSPECTED BY A GEOTECHNICAL ENGINEER OR THE EARTHWORKS DESIGNER.
- SITE WON FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HLF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HLF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
- IMPORTED FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HLF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HLF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
- ALL ENGINEERED FILL PARTICLES SHALL BE ABLE TO BE INCORPORATED WITHIN A SINGLE LAYER. FURTHER, LESS THAN 30% OF PARTICLES SHALL BE RETAINED ON THE 37.5 mm SIEVE. ENGINEERED FILL SHALL BE ABLE TO BE TESTED IN ACCORDANCE WITH THE STANDARD COMPACTION METHOD (AS1289.5.4.1) OR HLF TEST METHOD (AS1289.5.7.1). THESE METHODS REQUIRE LESS THAN 20% RETAINED ON THE 37.5 mm SIEVE. WHERE BETWEEN 20% AND 30% OF PARTICLES ARE RETAINED ON THE 37.5 mm SIEVE THE ABOVE TEST METHODS SHALL STILL BE ADOPTED AND TEST REPORTS ANNOTATED APPROPRIATELY. THESE REQUIREMENTS SHOULD BE MET BY THE MATERIAL AFTER PLACEMENT AND COMPACTION.
- ALL EARTHWORKS SHALL BE COMPLETED UNDER LEVEL 1 CONTROL IN ACCORDANCE WITH AS 3798-2007.
- PRIOR TO ANY EARTHWORKS, EROSION CONTROL AS OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE COMPLETED. EXISTING ROCK, IF ANY, SHALL BE REMOVED BY HEAVY ROCK BREAKING OR RIPPING.
- MATCH EXISTING LEVELS AT BATTER INTERFACE.
- CONTRACTOR TO MATCH EXISTING LEVELS AT THE INTERFACE OF EARTHWORKS AND EXISTING SURFACE AT BATTER LOCATIONS OR WHERE NO RETAINING WALLS ARE PRESENT. ANY DISCREPANCY BETWEEN DESIGN AND EXISTING LEVELS TO BE REFERRED TO THE ENGINEER FOR DIRECTION OR ADJUSTMENTS TO DESIGN LEVELS.
- DURING EARTHWORKS THE CONTRACTOR IS TO ENSURE ALL AREAS ARE FREE DRAINING & WILL NOT RETAIN WATER DURING RAINFALL. PROVIDE TEMPORARY MEASURES AS REQUIRED TO ENSURE FREE FLOWING RUNOFF THROUGH MANAGED DRAINAGE PATHS, DIVERSION DRAINS OR OTHER SUITABLE DISPOSAL METHOD AS AGREED DURING THE WORKS. REFER ANY CONCERNS TO THE ENGINEER. REFER TO EROSION AND SEDIMENT CONTROL DRAWINGS AND NOTES.

LEGEND

NOTE:
LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY LTS SURVEYORS (REF: 50937 002DT_MGA2020 DATED 01/03/2023).

- 73.00 — - EXISTING CONTOUR (0.2m INTERVAL)
- 73.00 — - B.E.L. CONTOUR (MAJOR 0.5m)
- 73.10 — - B.E.L. CONTOUR (MINOR 0.10m)



NOMINATED B.E.L. DETAIL
N.T.S.

5m 0 10 20 30 40 50m
SCALE 1:500 AT A1 SIZE SHEET

EARTHWORKS VOLUMES

SITE AREA = 3.46 Ha	
TOPSOIL STRIP (200mm OVER 3.46 Ha)	= (- 6,920 m³)
CUT MATERIAL	= - 3,930 m³
FILL MATERIAL	= + 24,450 m³
DETAILED EXCAVATION (1,750m³/Ha OVER 3.46 Ha)	= - 6,055 m³
PILE ALLOWANCE (EXCAVATION)	= - 5,740 m³
PILING PLATFORM ALLOWANCE (400mm OVER 2.63 Ha)	= - 10,530 m³
BALANCE (WITHOUT PILING PLATFORM ALLOWANCE)	= + 8,725 m³ (i.e. IMPORT)
BALANCE (WITH PILING PLATFORM ALLOWANCE)	= - 1,805 m³ (i.e. EXPORT)

NOTE:
VOLUMES BASED ON 200mm TOPSOIL STRIP AND EXISTING SLAB DEMOLITION OVER THE NOMINATED AREA. EARTHWORKS VOLUMES ARE APPROXIMATE ONLY. EARTHWORKS VALUES ARE APPROXIMATE ONLY. NO ALLOWANCE HAS BEEN MADE IN THE ABOVE VOLUMES FOR EROSION & SEDIMENT CONTROL BACKFILLING, BULKING OR COMPACTION OF FILLED SOILS, THE REMOVAL OF UNCONTROLLED OR CONTAMINATED MATERIAL, TEMPORARY DRAINAGE SWALES WITHIN BUILDING PADS, OR ANY OTHER UNSPECIFIED EXCAVATION RELATED TO WAREHOUSE CONSTRUCTION.

BULK EARTHWORKS PLAN
SCALE 1:500

LEVELS NOTE:

LEVELS SHOWN TO BE +/-1000mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A CUT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.

FOR DEVELOPMENT APPLICATION

ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	17.10.24	D
ISSUED FOR INFORMATION	06.09.24	C
ISSUED FOR INFORMATION	16.08.24	B
PRELIMINARY ISSUE ONLY	26.07.24	A
AMENDMENTS	DATE	ISSUE

ARCHITECT

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CLIENT

Goodman

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Fax: (02) 9230 7444

PROJECT

1-3 BURROWS ROAD
1-3 BURROWS ROAD, ST PETERS
NSW, 2044

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
XC	NZ	JUL '24	MW	A1	AS SHOWN	C011035.05-SSDA300

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.

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CRC
COSTIN ROE
CONSULTING

CIVIL &
STRUCTURAL
ENGINEERS

DRAWING TITLE

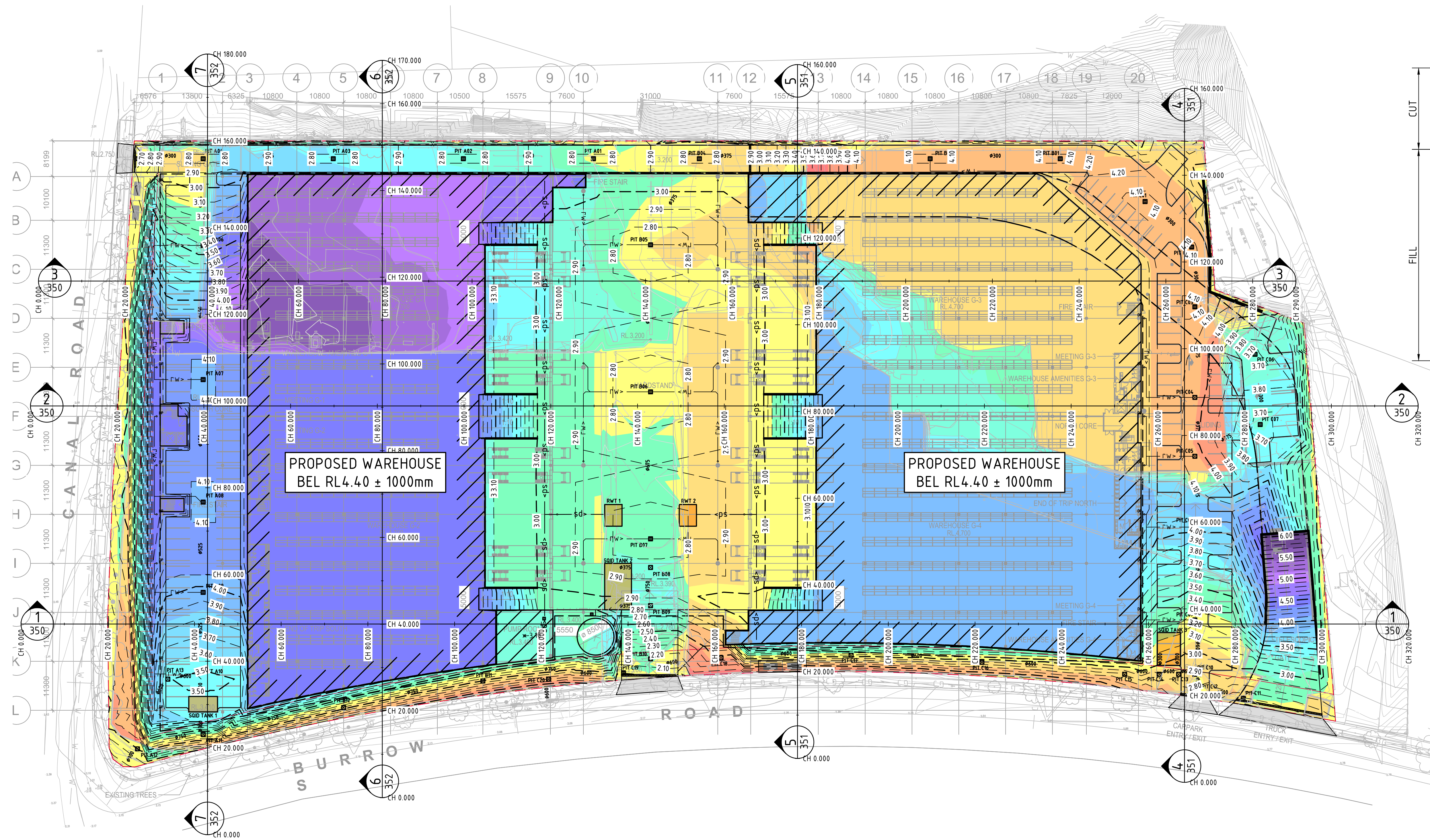
BULK EARTHWORKS PLAN

DRAWING No

C011035.05-SSDA300

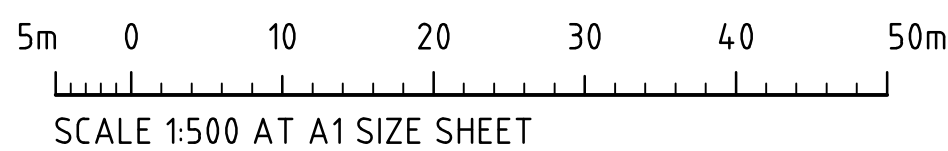
ISSUE

D



DEPTH RANGE				
No.	FROM DEPTH	TO DEPTH	COLOUR	DEPTH RANGE VOLUME
1	-1.250	-1.000		3m ³
2	-1.000	-0.750		36m ³
3	-0.750	-0.500		300m ³
4	-0.500	-0.250		1158m ³
5	-0.250	0.000		2414m ³
6	0.000	0.250		5266m ³
7	0.250	0.500		4393m ³
8	0.500	0.750		3811m ³
9	0.750	1.000		3364m ³
10	1.000	1.250		2871m ³
11	1.250	1.500		1907m ³
12	1.500	1.750		945m ³
13	1.750	2.000		672m ³
14	2.000	2.250		532m ³
15	2.250	2.500		257m ³
16	2.500	2.750		53m ³
17	2.750	3.000		5m ³
18	3.000	3.250		0m ³

CUT/FILL PLAN
SCALE 1:500



PRELIMINARY ONLY