



Our Ref: PSM3739-035L

3 August 2022

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Attention: Chee Hui Chan

Dear Chee

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**RE: MIRVAC ASPECT INDUSTRIAL ESTATE  
ASSESSMENT OF POTENTIAL IMPACT ON SOIL RESOURCES AND INFRASTRUCTURE**

**1. Introduction**

This letter presents PSM's comment to Item 1 of selected Secretary's Environmental Assessment Requirements (SEARs) – Condition 12, as part of Mirvac's Development Application (DA) for the development at 788-904 Mamre Road, Kemps Creek (also known as the Aspect Industrial Estate). This work has been undertaken following your email request dated 12 April 2022.

We have been provided with the following documents:

- SSDA-Mod 3 Estate Masterplan (Ref: MP3-02 Rev I dated 14 July 2022)
- SSDA-Mod 3 Staging Plan (Ref: MP3-03 Rev A dated 28 July 2022)

This letter has been updated following Mirvac's request on 3 August 2022.

**2. Assessment of SEARs – Item 1 of Condition 12**

This section presents PSM response on Item 1 of Condition 12 of the SEARs from a geotechnical point of view.

Item 1 of Condition 12 in the SEARs states the following:

*“Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site”*

**2.1 Potential Impacts on Soil Resources**

With regards to this clause and the potential impacts of the proposed developments on soil resources, we note the earthworks will result in cut and fill balance with some import. Details of the proposed bulk earthworks:

- Max cut depth: up to 15.0 m at proposed Warehouse 9 at the southern boundary of the site
- Max fill depth: up to 10.0 m at proposed Warehouse 1 at the north-west portion of the site
- The bulk earthworks levels range from RL 48.1 m to RL 57.3 m.

We assess that from geotechnical point of view the proposed development has close to no impact on the soil resource at the site. The earthworks will comprise cut and fill balance on site with minor import.

The proposed development alters the site use given that the proposed development is of industrial nature.

## 2.2 Potential Impacts on Infrastructure

With regards to the impact on existing infrastructures, we note majority of the site currently is a “greenfield” site. The site comprises:

- Some residential dwellings
- Animal sheds
- Farms.

Inset 1 presents the extent of the proposed development. We understand there is no active infrastructure within the site that would be impacted by the proposed development.



Inset 1: Plan of proposed development

## 2.3 Potential Impacts on Riparian Lands

With regards to riparian lands, we understand no developments are proposed within the riparian area hence the industrial development will have little to no impacts to it.

We understand that appropriate erosion control will also be included during construction. We understand that the civil designer will design the stormwater system, surface gradients and landscaping requirements to control surface flows and minimise soil erosion and the effects of soil erosion on adjacent waterways. We note that the vast majority of the site will be sealed by the proposed development and appropriate surface runoff collection.

Should there be any queries, do not hesitate to contact the undersigned.

**Yours Sincerely**

A handwritten signature in black ink that reads "Tony Ou". The signature is fluid and cursive, with the first name "Tony" and the last name "Ou" clearly distinguishable.

**TONY OU**  
**GEOTECHNICAL ENGINEER**

A handwritten signature in black ink that reads "Agustria Salim". The signature is more stylized and complex than the one above, with many overlapping loops and strokes.

**AGUSTRIA SALIM**  
**PRINCIPAL**