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19 June 2026

ESR AUSTRALIA
Attention: Mr. Louis Towning
Level 13, 39 Martin Place
SYDNEY NSW 2000

**Re: Augusta Street Warehouse and Distribution Centre
Mod2 – SSD-36138263**

1 Introduction

This letter is provided in relation to a proposed modification (MOD 2) to **SSD-36138263-Mod-1** for a revised layout to Warehouses 1 to 4.

The MOD 2 scope proposes changes to Warehouses 1–4 within the Augusta Industrial Estate. These works comprise minor changes to internal warehouse and office configurations, updates to the warehouse and office façade designs, awnings, docks, signage, external lighting, and the construction of a skywalk access between Warehouses 3 and 4. Minor changes are also proposed to vehicular accessways and car parking, with coordinated updates for on lot landscaping.

Further, consent is sought for tree removal within the road reserve of the Great Western Highway to facilitate approved upgrades works for the Flushcombe Road / Great Western Highway intersection.

The proposed modifications are predominantly architectural in nature and do not result in any material changes to the approved stormwater management, water quality, on-site detention, or rainwater reuse strategies. This letter discusses the civil, stormwater management and flooding requirements for the modification, and confirmation of consistency between the previous submission being assessed and this alternate masterplan layout currently proposed. These comparisons confirm either consistency with the assessments undertaken and approved, or where differences to those assessments are apparent.

Approval of SSD-36138263 was granted by NSW Department of Planning, Housing and Infrastructure (DPHI) on **17 December 2024**. Approval of SSD-36138263-Mod-1 was granted by NSW Department of Planning, Housing and Infrastructure (DPHI) on **23 October 2025**.

The approved development included construction of several single level warehouses, a multi-level warehouse, watercourse rehabilitation works and road works.

This letter should be read in conjunction with both the approved Costin Roe Consulting **Stormwater Management Report, CO13904.03-03i.rpt**, the approved Costin Roe Consulting **supplementary Stormwater Management letter forming part of the MOD 1 application, CO13904.03-18a.ltr**, and associated engineering design drawings unless noted otherwise or superseded by the content in this letter.

2 Specific Modification Works & Revised Layout

The majority of the proposed modifications within the development lots, detailed below, are architectural in nature and result in only minor changes to the overall site layout.

The most notable layout modification is the revised undercroft car park arrangement beneath Warehouse 3. The only modification to the proposed development not associated with building works is the tree removal within the Great Western Highway Road reserve for the approved left-turn lane at the Flushcombe Road/Great Western Highway (GWH) intersection.

These changes have a negligible impact on the overall stormwater management strategy. The on-site detention (OSD) tanks remain generally in their approved locations, with only insignificant changes to the post-development catchment extents. Similarly, there are negligible impacts to the proposed stormwater quality treatment train, which remains unchanged, resulting in no material changes to the MUSIC modelling outcomes. The proposed rainwater tank capacities and associated reuse strategy also remain substantially unchanged. It is also noted that the earthworks associated with the construction of the approved Great Western Highway/Flushcombe Road intersection result in negligible impacts to flood behaviour within the watercourse crossing beneath the Great Western Highway.

The layout approved as part of MOD 1 is shown below in **Figures 1 and 2** for comparison and information. The proposed new layout plan for approval is shown below in **Figures 3, 4 and 5**.

Specifically, the works involve the following:

Warehouse 1:

- Relocation of the office within the building from east to west to better to align with approved car park configuration.
- Reduction in car parking spaces.
- Relocation of recessed dock and introduction of two new loading docks and roller shutter doors on eastern façade.
- Extension of hardstand awning on eastern façade from 15 to 20 metres.
- Changes to external façade materiality, colours, and signage.
- Introduction of external warehouse lighting.

Warehouse 2:

- Relocation of office within the building from ground level to mezzanine level.
- Provision of 2 additional loading docks and roller shutter doors on eastern elevation and relocation of rainwater tank.
- Extension of hardstand awning on eastern façade from 15 to 20 metres.
- Provision of 9 additional overspill car parking spaces and associated change to landscaped area.
- Changes to external façade materiality, colours, and signage.
- Introduction of external warehouse lighting.

Warehouse 3&4:

- Revised undercroft car parking arrangements and reduction in car parking spaces.
- Changes to external façade materiality, colours, and signage.
- Construction of a sky bridge to provide pedestrian access between Warehouse 3 and 4.
- Introduction of external warehouse lighting.

Tree Removal

- Tree removal within the Great Western Highway Road reserve, between back of kerb and the site's northern boundary, in the location of the approved left turn lane into the upgraded Flushcombe Road/Great Western Highway intersection.

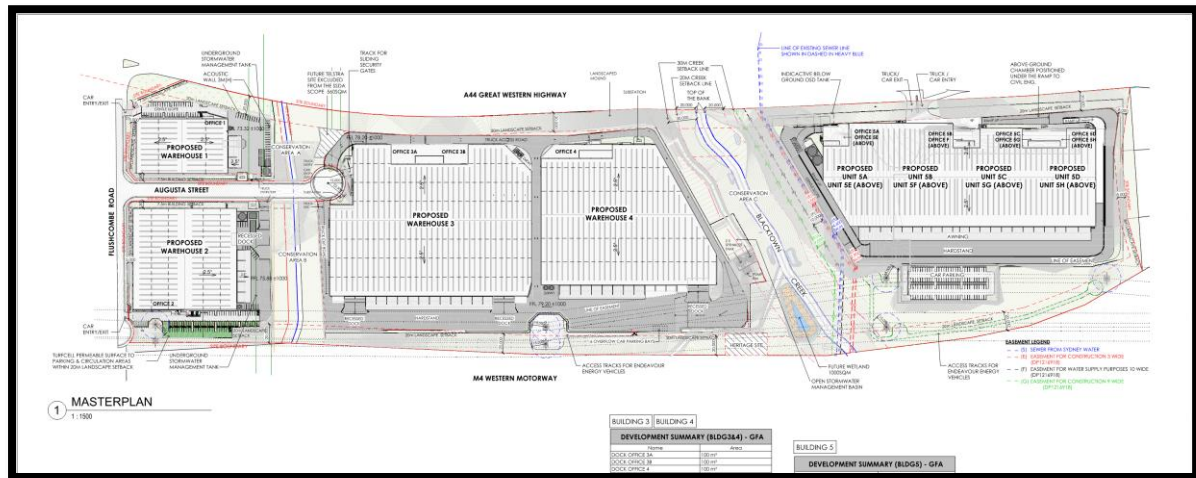


Figure 1. Modified (Mod1) Masterplan per 2025 Approval [Ref.: Pace Architects]

Figure 2. Modified (Mod1) Masterplan – Lot 3&4 under croft carpark - per 2025 Approval [Ref.: Pace Architects]

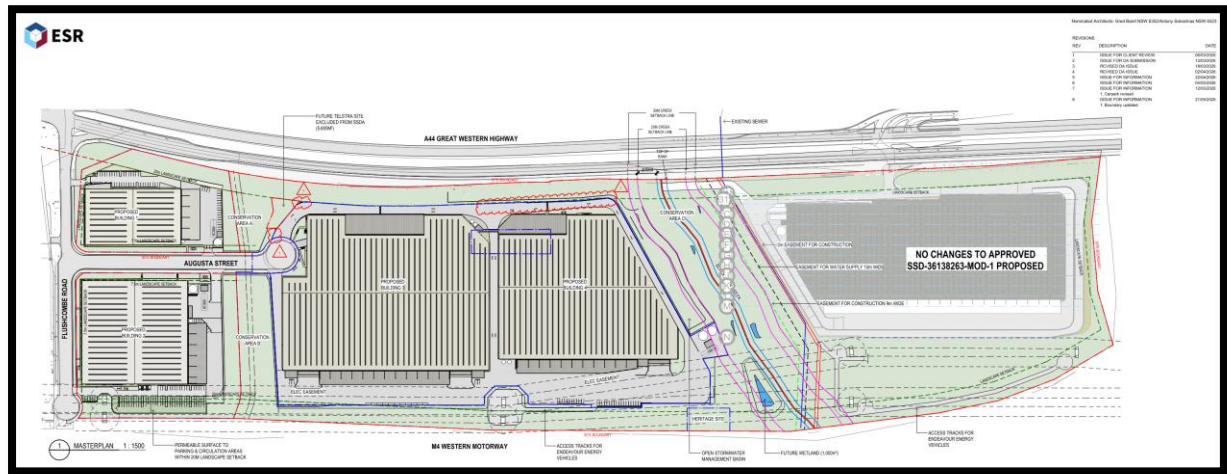


Figure 3. Modified (Mod2) Masterplan submitted for approval [Ref.: SBA Architects]

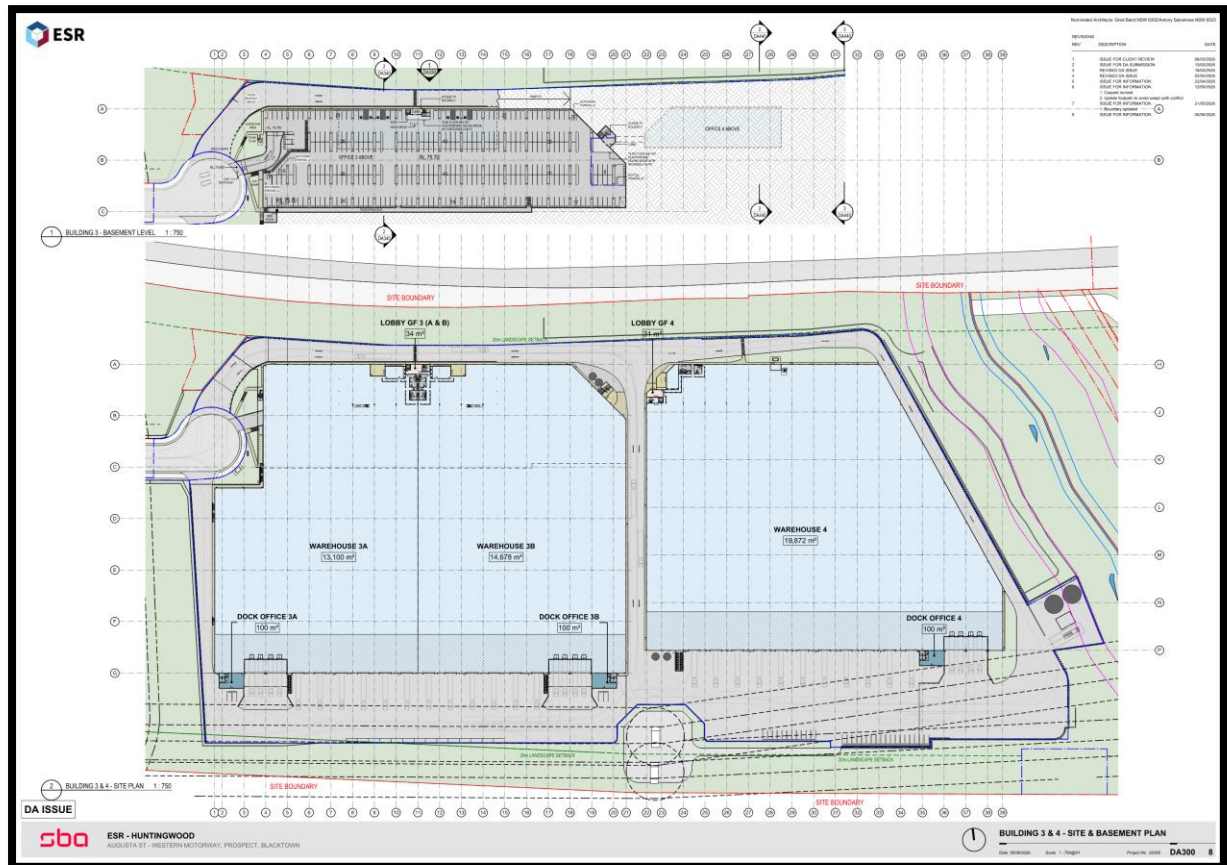


Figure 4. Modified (Mod2) Masterplan – Lot 3&4 under croft carpark - submitted for approval [Ref.: SBA Architects]

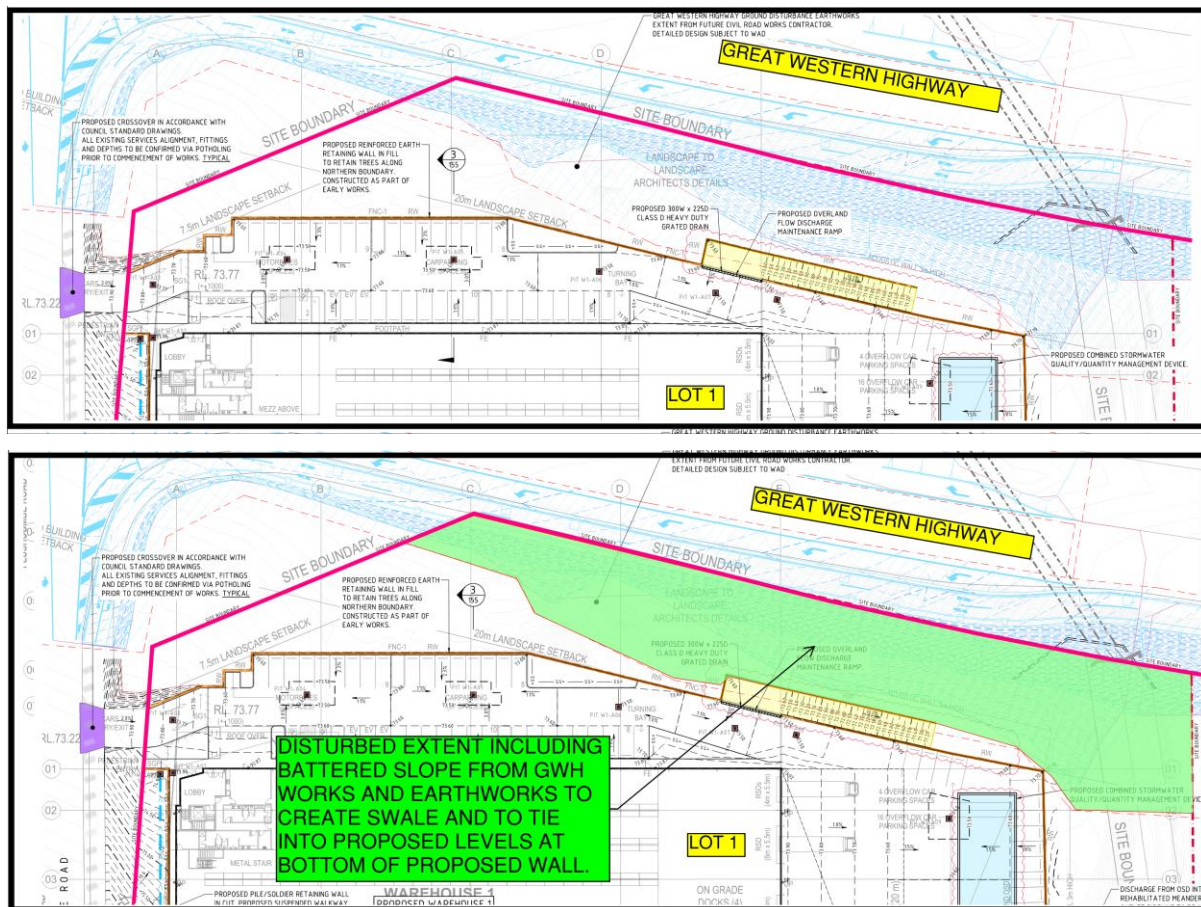


Figure 5. Extent of works within the landscape setback as a result of the approved left turn lane from GWH into Flushcombe Road

No further changes to the development layout are proposed. There are no modifications to Lot 5, Blacktown Creek, or the watercourse between Lots 1, 2 and 3, other than the revised discharge arrangement beneath the Great Western Highway.

Apart from the changes outlined above, the approved development layout for Lots 1 to 5, including truck circulation, vehicle access, grading, stormwater management infrastructure, flooding behaviour and flood management strategy, remains generally unchanged. Building finished floor levels have been refined to better balance cut and fill requirements and to account for geotechnical considerations and anticipated spoil generation during construction.

3 Key Areas and Objectives for Stormwater Management and Flooding

We provide the following discussion on the key water cycle management and civil engineering objectives and confirmation of consistency with the original application and The Huntingwood East DCP.

Stormwater Management measures, and Flood Impact Risk Assessments (FIRA) have been included in the Costin Roe Consulting **Stormwater Management Report, CO13904.03-03i.rpt, Sections 4 to 8** and within the MOD 1 modification letter, **CO13904.03-18a.ltr**, and the engineering design drawings.

The key stormwater management elements and targets which have been adopted in the design and are consistent between the original application and the modified masterplan layout, are included in **Table 1** (**Note: Table 1** was originally included in the approved CRC report **CO13904.03-03i.rpt** as **Table 4.1**).

Table 1. Objectives

Element	Target	Reference
Water Quantity	Minimise flooding from increased stormwater runoff due to development	Huntingwood Precinct DCP, Section 4.2.1 which requires OSD in accordance with 'On-Site Detention Handbook prepared by UPRCT, Fourth Edition, Dec 2005.
Water Quality	Load-based pollution reduction targets based on an untreated urbanised catchment: Gross Pollutants 92% Total Suspended Solids 90% Total Phosphorus 68% Total Nitrogen 47% Total Hydrocarbons 91%	Huntingwood Precinct DCP, Section 4.2.3
Flooding	Buildings set at least 0.5m above the 1% AEP flood level (with culverts 50% blocked). 1% AEP flow path maintained through site. Restoration of degraded creek with the design width and top of bank designed to 1 in 2-year ARI. Creek crossings for driveways, or roads will be subject to DECCW requirements. Outside of the riparian zone the trunk drainage will be a pipe designed for the 1 in 100-year ARI flow providing a fail-safe overland flow path dedicated that can convey at least 50% of the pipe flow.	Huntingwood Precinct DCP, Section 4.2.4 NSW Floodplain Development Manual.
Stream Health	Stream Erosion Index less than 3.5 (unless permanent OSD is provided)	Blacktown City Council Part J DCP
Water Supply (Water Conservation)	Reduce Demand on non-potable water uses. Provide 80% reduction of non-potable uses.	Huntingwood Precinct DCP, Section 4.2.2 Blacktown City Council Part J DCP

Element	Target	Reference
Construction Stormwater Management & Erosion and Sediment Control	A construction stormwater management plan and appropriate associated erosion and sedimentation control measures must be described in the environmental assessment for all stages of construction to mitigate potential impacts to surrounding properties.	Landcom Blue Book Council DPHI

A summary of the how each of the WCM objectives will be achieved are described below.

- Stormwater Quantity Management

The intent of this criterion is to reduce the impact of urban development on existing drainage system by limiting post-development discharge within the receiving waters to the pre-development peak, and to ensure no affectation of upstream, downstream, or adjacent properties.

Attenuation of stormwater runoff from the development is required in accordance with on-site detention requirements established by Blacktown City Council, using the methodology originally outlined in the "On-Site Stormwater Detention Handbook" prepared by the Upper Parramatta River Catchment Trust Fourth Edition dated December 2005 (UPRCT). Assessments of OSD requirements have been made based on Councils Deemed to Comply spreadsheet.

While minor layout refinements have been made, as discussed in Section 2, these are generally confined to the undercroft area beneath Warehouse 3. Accordingly, the on-site detention (OSD) systems and contributing catchments for Lots 1 to 5 remain consistent with the approved SSD design, with a minor revision in the split of the catchments diverted to OSD 3A and 3B, noted in Table 2 below. The revised undercroft car park layout for Warehouse 3 has been developed to improve the interface and functionality between the parking arrangement below and the warehouse structure above.

A summary of comparison of the approved and adjusted OSD arrangements are included in **Table 2** below.

Reference should be made to drawings **CO13904.03-SMMD2-140, 171, 241, 271, 340 to 346 & 371** in **Enclosure 1** for location and details of the systems. Reference should also be made to **Enclosure 2** for the updated OSD 'deemed-to-comply tool' spreadsheet results.

Table 2. Catchment 3A and 3B OSD Systems

Name	Approved		Proposed	
	Catchment (Ha)	OSD Volume (m3)	Catchment (Ha)	OSD Volume (m3)
1	1.158	527	No Change	
2	2.04	948	No Change	
3A	1.68	763	1.98	900
3B	2.80	1,275	2.24	1019
4	4.65	2,115	No Change	
5A_1	1.63	740	No Change	
5A_2	2.94	1,315	No Change	
5B	1.23	560	No Change	

- Stormwater Quality Management (Refer **Section 6**)

There is a need to target pollutants that are present in stormwater runoff to minimise the adverse impact these pollutants could have on downstream receiving waters.

The required pollutant reductions are included in **Table 1** of this document and MUSIC modelling has been completed to confirm the reduction objectives can be met for the estate. We note the pollutant reduction requirements included in the Huntingwood Precinct DCP are greater than those adopted in Councils 2020 WSUD Guidelines for Development and Part J DCP. The higher level of treatment is noted to be required to offset for untreated parts of the catchment (including roadways).

Similarly to the OSD systems, the water quality treatment systems within Catchments 1 to 5 remain consistent with the SSD as approved. The MUSIC model remains consistent with the model submitted as part of the approved MOD 1.

The approved MUSIC model, submitted as part of this submission, confirm the DCP requirements have been achieved. The pollution reductions are shown in **Table 3** below, whilst the MUSIC-LINK output is included in **Enclosure 3**.

Table 3. MUSIC Output - % Reductions

Pollutant	Source	Residual Load	% Reduction
Total Suspended Solids (kg/yr) (TSS)	18400	1710	90.7
Total Phosphorus (kg/yr) (TP)	40.1	12.7	68.4
Total Nitrogen (kg/yr) (TN)	299	159	47
Gross Pollutants (kg/yr) (GP)	3190	0	100

Reference to drawings **CO13904.03-SMMD400 to CO13904.03-SMMD473** in **Enclosure 1** should be made for location and details of the systems, whilst reference to **Enclosure 3** should be made for the MUSIC link output.

- Flood Management

A detailed flood impact and risk assessment (FIRA) was included in the SSD approval in relation to the two watercourses within the site. The FIRA showed that the site could be developed with due consideration to flood requirements on the land. We note the changes proposed in this MOD2 application do not include any changes to the overall impervious areas of the site neither any changes to the Blacktown Creek.

The proposed works along the northern side of Warehouse 1, within the Great Western Highway road reserve between the back of kerb and the site's northern boundary, are associated with the approved left-turn lane into the upgraded Great Western Highway/Flushcombe Road intersection. The works require localised cut and fill earthworks to facilitate the transition between the proposed road upgrade and the development site, while maintaining positive drainage towards the existing unnamed watercourse and downstream crossing beneath the Great Western Highway. As part of these earthworks, the fill batter associated with the road upgrade extends partially into the existing watercourse corridor, resulting in a localised modification to the current channel geometry. The extent of this encroachment has been assessed as part of the revised flood modelling and has been incorporated into the proposed drainage and flood management arrangements.

To assess the impacts of these changes, the approved (1% AEP storm only) post-development flood model was updated to incorporate the proposed earthworks and a revised 1% AEP flood assessment was undertaken. The modelling confirms that the proposed modifications result in negligible changes to flood behaviour within the development boundary and no impact downstream of the site. Furthermore, all buildings remain in excess of 500 mm above the 1% AEP flood level, consistent with the approved development.

Given the negligible impact of the proposed modifications, a revised Flood Assessment Report is not considered necessary as part of this MOD 2 application. Updated flood mapping has been provided on Drawings **CO13904.03-FSMMD2-000 to CO13904.03-FSMMD2-003** to demonstrate that the development remains consistent with the approved flood modelling and flood management outcomes.

As per the original approval documents, the following measures have been incorporated in the design:

- All buildings are sited 500mm above the 1% AEP design flood level of local flow paths.
- Overland flow paths to manage runoff in large storm events have been made including achieving at least 500mm freeboard to building levels from the flow paths. We note that generally a greater level of flood immunity is available to the development sites than that required by flood planning policy. As such appropriate and acceptable level of flood risk to the development is available.

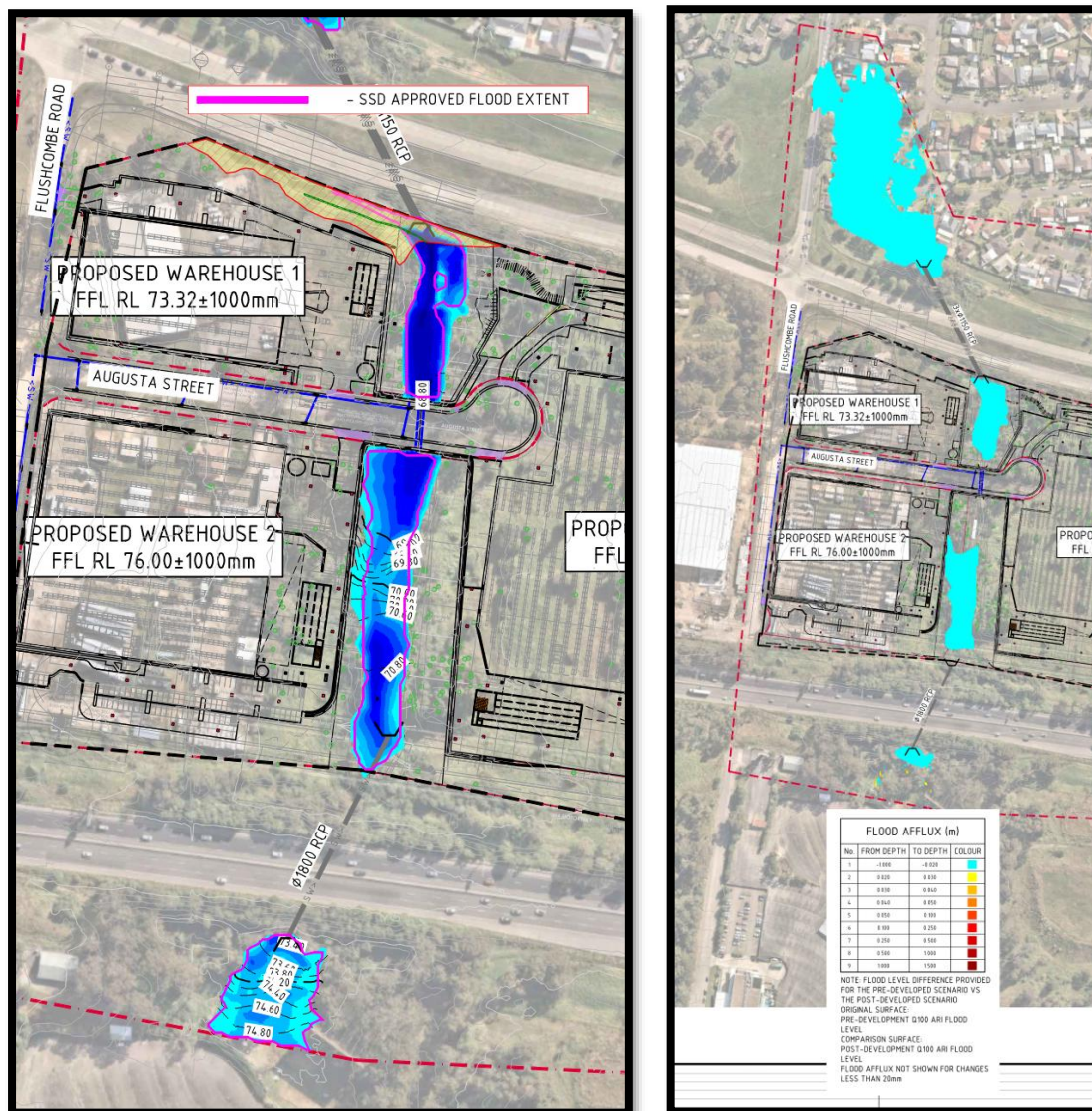


Figure 6. 1% AEP Flood Extent and Flood Levels & Depth Afflux Plan

- Stream Health (SEI)

As outlined in the approved report, Section 6.5, a Stream Erosion Index (SEI) calculation is not required as permanent on-site stormwater detention is provided using Blacktown Council's spreadsheet. The Stream Health requirements are deemed to comply based on the permanent on-site stormwater systems proposed. No changes to stream health outcomes are resultant due to the modification application.

- Water Demand Reduction/ Rainwater Reuse

Consistent with the SSD approval, rainwater reuse measures will be provided as part of future building development designs. Rainwater reuse will be required to reduce demand on non-potable uses by 80%. The reduction in demand will target non-potable uses such as toilet flushing and irrigation.

- Stormwater Management During Construction

A construction stormwater management plan and associated erosion and sediment control measures is proposed based on *Landcom Blue Book* and Council requirements. The ESCP arrangements remain generally consistent with the approval documents. It is noted that some the measures (including diversion drains and sediment basins) will need to allow for the undercroft parking zones and maintaining overall catchment delineation. The final arrangement for the ESCP will form part of the Construction Environmental Management Plan (CEMP) during the post approval and construction certification process.

4 Earthworks and Levels

The earthworks arrangements remain generally consistent with the original design application, noting that the overall pad levels on Lots 3 and 4 have been increased slightly to accommodate minor differences in actual topsoil thickness across the site and for future site spoil during construction. A revised earthworks and building level plan are included in **Enclosure 1** to show the proposed levels over the site.

5 Public Domain Works (Augusta St, Flushcombe Rd and Great Western Highway)

There are no changes to the public domain works as part of the modification application for Augusta Street and Flushcombe Road, and remains consistent with the approved SSDA.

As discussed earlier in this letter, the modification works associated with the approved left-turn lane into the upgraded Flushcombe Road/Great Western Highway intersection are located within the development site boundary and are discussed further below.

6 Watercourses (Blacktown Creek and Unnamed Watercourse).

There are no changes to Blacktown Creek remediation works as part of the modification application. The approved designs and flood assessments for Blacktown Creek remain consistent with the approved SSD.

Reference should be made to Section 3 – Flood Management, for detailed information on flood assessment based on the below modifications within the unnamed water course between warehouse 1 and warehouse 3.

The modification works associated with the approved left-turn lane into the upgraded Great Western Highway/Flushcombe Road intersection result in a localised encroachment of the proposed fill batter into the existing unnamed watercourse corridor, causing a modification to the existing channel geometry and an extension of the existing drainage culvert below the GWH. The impact of this encroachment has been assessed as part of the revised flood modelling and incorporated into the proposed drainage and flood management arrangements.

7 Conclusion

This letter has been prepared to accompany a proposed modification (MOD 2) to SSD-36138263 for a revised layout and associated modifications discussed in **Section 2**. The content of this letter shows the assessments completed to date are not impacted by the proposed change. The letter highlights any differences in the assessments where relevant.

Overall compliance with the relevant Council DCP items including stormwater management, flooding, levels and earthworks, remain consistent between the assessed development and proposed revised layout.

We trust the above advise meets your current needs. If you would like to discuss the above detail, please contact us at your convenience.

Yours faithfully,

COSTIN ROE CONSULTING PTY LTD

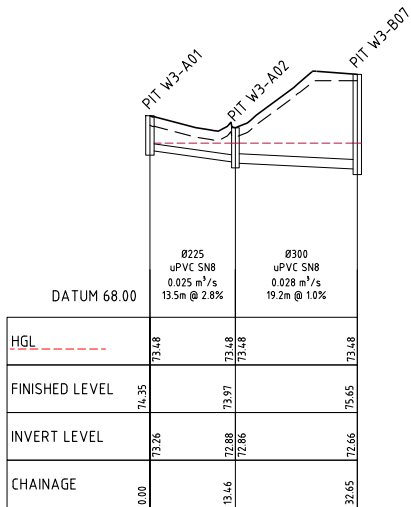


LOURENS DE VILLIERS

Senior Design Engineer

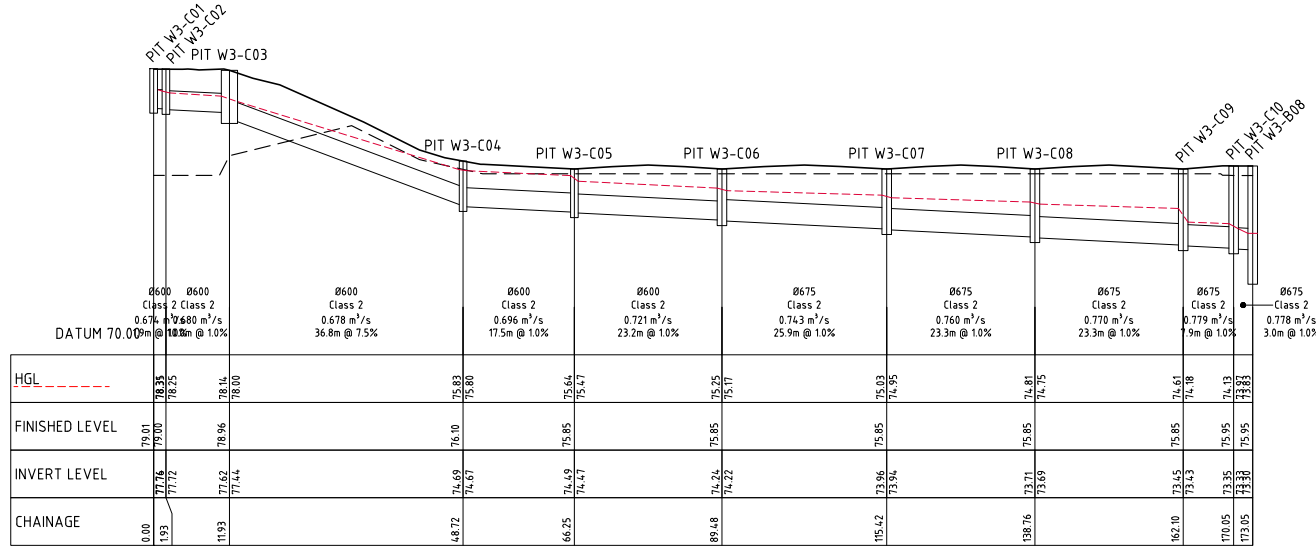
- Encl. 1. Modification Drawings by Costin Roe Consulting
 2. OSD Calculation Sheets
 3. MUSIC link output

ENCLOSURE 1.
MODIFICATION DRAWINGS BY COSTIN ROE CONSULTING



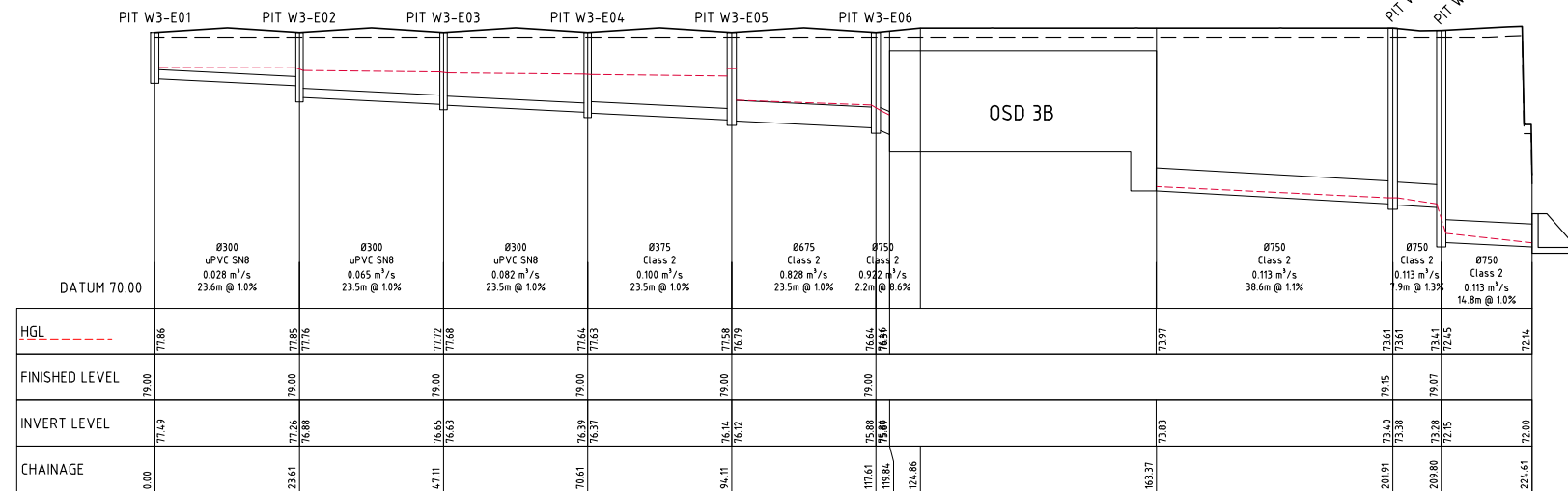
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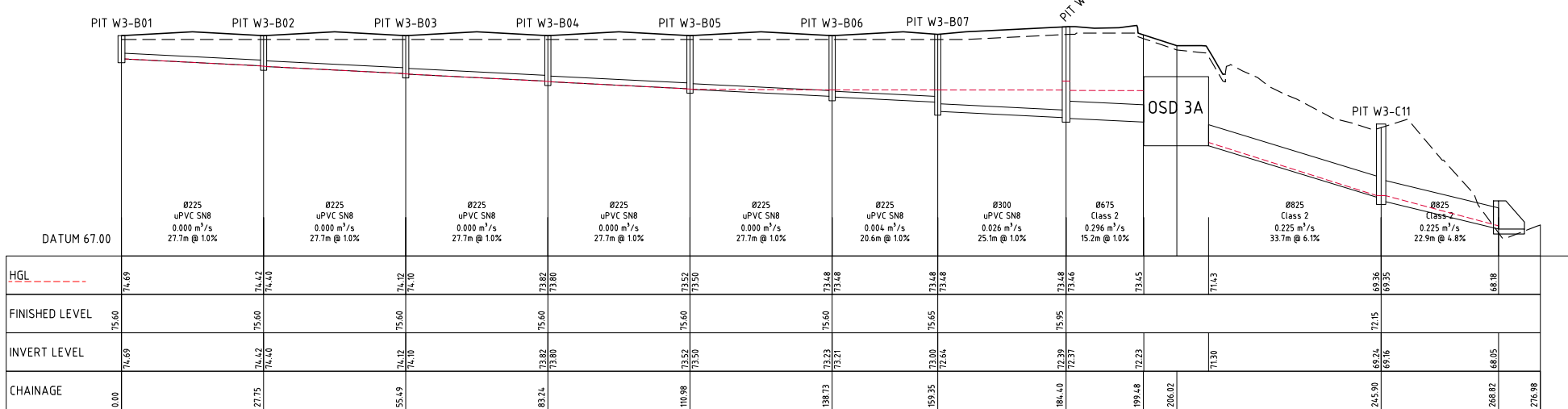
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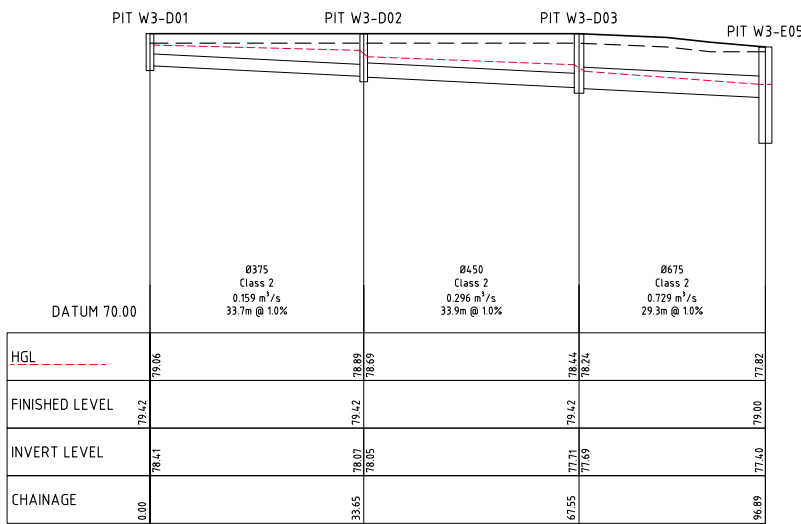
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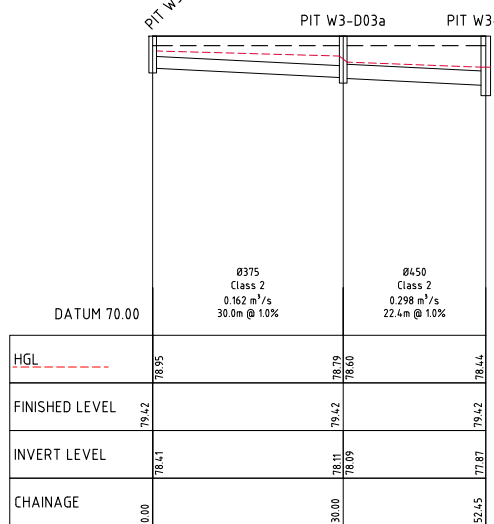
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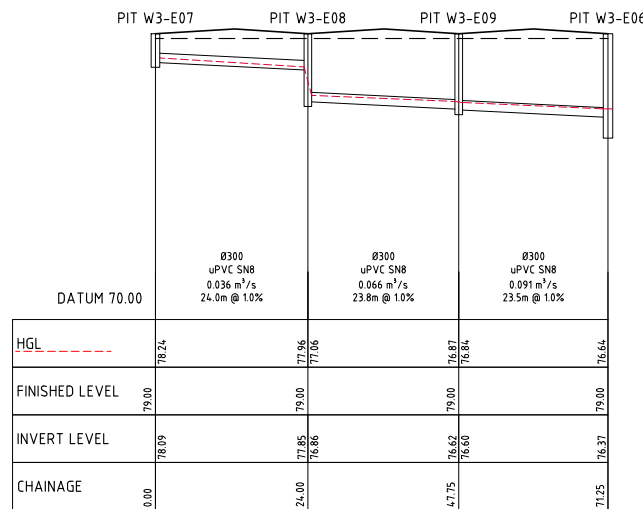
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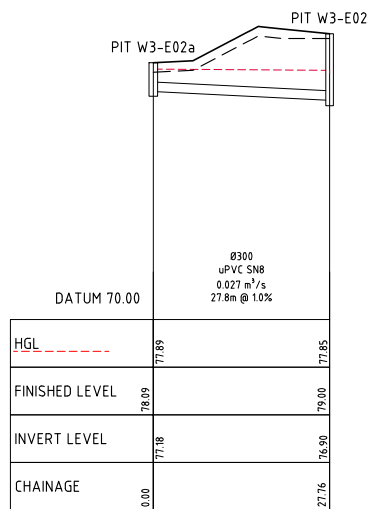
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PIT W3-E07 TO PIT W3-E06

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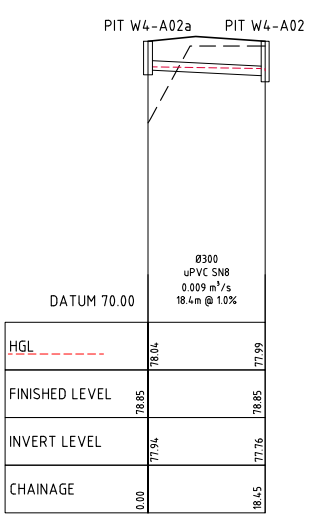
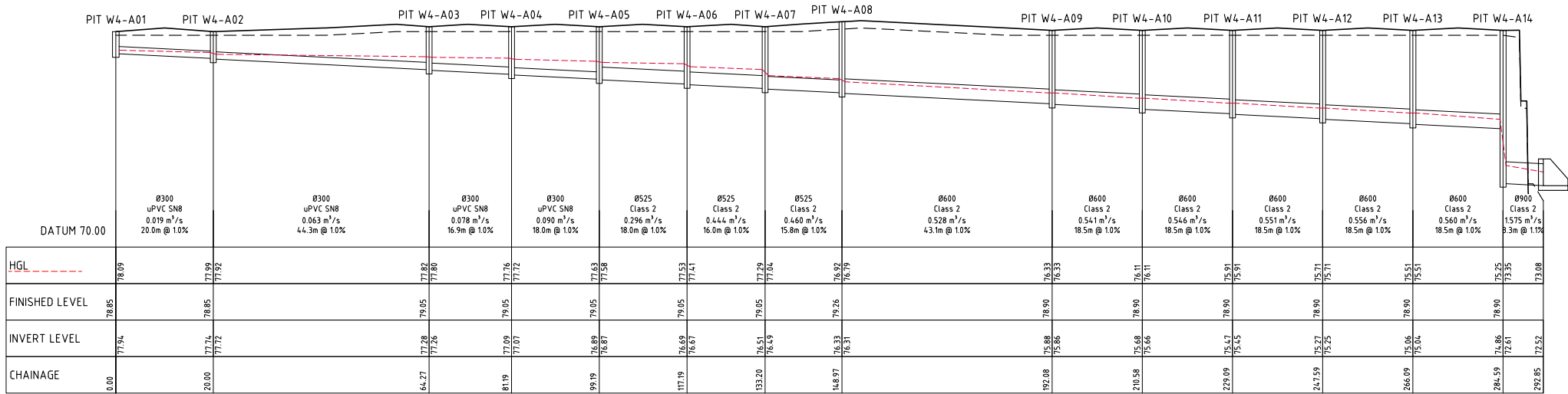


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SCALE 1:100 AT B1 SIZE SHEET

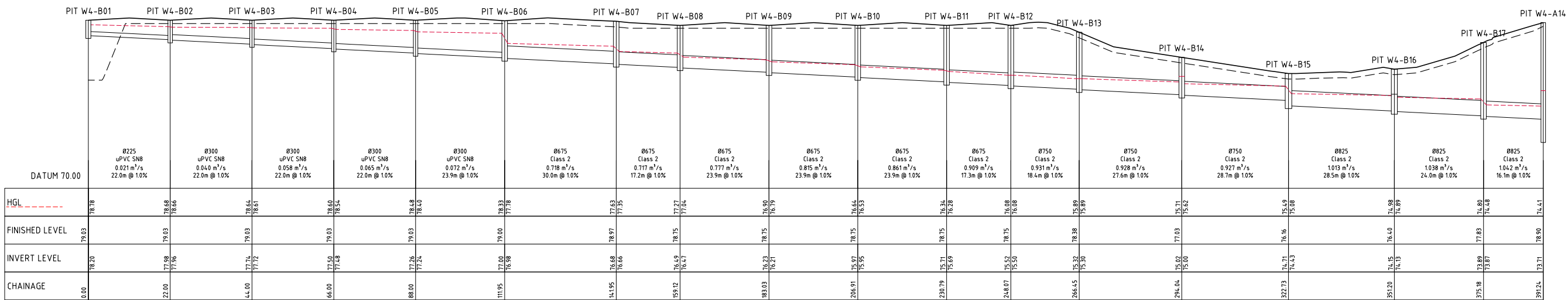
NOTE:
--- H.G.L. & FLOWRATE SHOWN FOR Q20 A.R.I STORM EVENT

FOR SSSA MOD

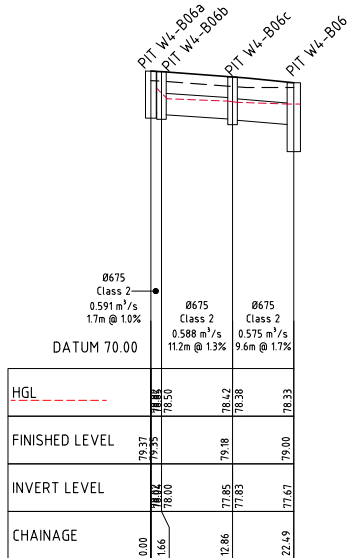


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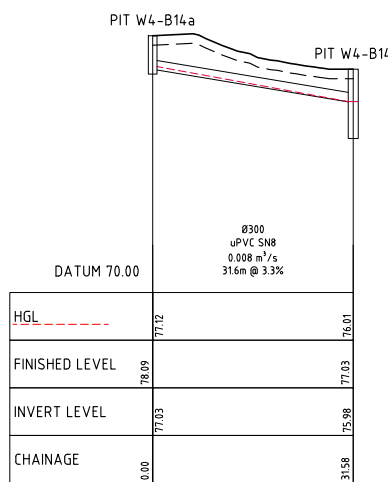
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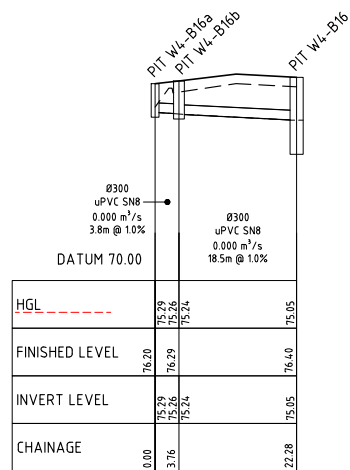
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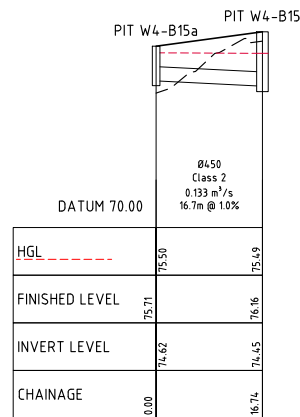
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PIT W4-B14a TO PIT W4-B14
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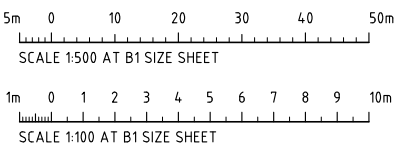


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PIT W4-B15a TO PIT W4-B15
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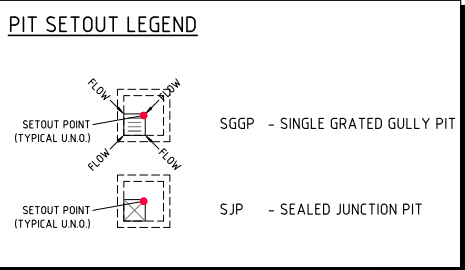
NOTE:
--- H.G.L. & FLOWRATE SHOWN FOR Q20 A.R.I. STORM EVENT



FOR SSSDA MOD

WAREHOUSE 3 - PIT SCHEDULE									
PIT No.	GRATE RL	INVERT LEVEL	DEPTH	TYPE	GRATE SIZE	CHAMBER SIZE	EASTING	NORTHING	COMMENT
PIT W3-A01	74.35	73.26	1092	SGGP	900x900	900x900	306159.174	625784.2979	◇
PIT W3-A02	73.97	72.86	1112	SGGP	900x900	900x900	306160.691	6257829.606	◇
PIT W3-B01	75.60	74.69	906	SGGP	900x900	900x900	306337.667	6257806.741	◇
PIT W3-B02	75.60	74.40	1203	SGGP	900x900	900x900	306310.191	6257810.598	◇
PIT W3-B03	75.60	74.10	1501	SGGP	900x900	900x900	306282.714	6257814.456	◇
PIT W3-B04	75.60	73.80	1798	SGGP	900x900	900x900	306255.238	6257818.314	◇
PIT W3-B05	75.60	73.50	2096	SGGP	900x900	900x900	306227.761	6257822.172	◇
PIT W3-B06	75.60	73.21	2393	SGGP	900x900	900x900	306200.285	6257826.029	◇
PIT W3-B07	75.65	72.64	3006	SGGP	900x900	900x900	306179.869	6257828.896	◇
PIT W3-B08	75.95	72.37	3572	SJP	900x900	1200x1200	306183.352	6257853.702	
PIT W3-C01	79.01	77.76	1251	SGGP	900x900	900x900	306342.908	6257828.733	◇
PIT W3-C02	79.00	77.72	1281	SGGP	900x900	900x900	306341.746	6257830.276	◇
PIT W3-C03	78.96	77.44	1522	SGGP	900x900	1500x1500	306335.846	6257838.352	◇
PIT W3-C04	76.10	74.67	1435	SGGP	900x900	900x900	306299.410	6257843.409	◇
PIT W3-C05	75.85	74.47	1380	SGGP	900x900	900x900	306282.078	6257846.012	◇
PIT W3-C06	75.85	74.22	1632	SGGP	900x900	1200x1200	306259.088	6257849.411	◇
PIT W3-C07	75.85	73.94	1911	SGGP	900x900	1200x1200	306233.431	6257853.200	◇
PIT W3-C08	75.85	73.69	2165	SGGP	900x900	1200x1200	306210.428	6257857.157	◇
PIT W3-C09	75.85	73.43	2419	SGGP	900x900	1200x1200	306187.430	6257861.152	◇
PIT W3-C10	75.95	73.33	2613	SJP	900x900	1200x1200	306186.323	6257853.285	
PIT W3-C11	72.15	69.16	2990	SJP	900x900	1500x1500	306147.246	6257883.499	
PIT W3-D01	79.42	78.41	1010	SJP	900x900	900x900	306289.316	6257674.411	
PIT W3-D02	79.42	78.05	1367	SJP	900x900	900x900	306255.989	6257679.088	
PIT W3-D03	79.42	77.69	1726	SJP	900x900	1200x1200	306222.418	6257683.800	
PIT W3-D03a	79.42	78.09	1330	SJP	900x900	900x900	306200.190	6257686.920	
PIT W3-D03b	79.42	78.41	1010	SJP	900x900	900x900	306170.481	6257691.090	
PIT W3-E01	79.00	77.49	1506	SGGP	900x900	900x900	306326.360	6257643.414	◇
PIT W3-E02	79.00	76.88	2116	SGGP	900x900	900x900	306302.981	6257646.696	◇
PIT W3-E02a	78.09	77.18	906	SGGP	900x900	900x900	306306.841	6257674.189	◇
PIT W3-E03	79.00	76.63	2371	SGGP	900x900	900x900	306279.711	6257649.965	◇
PIT W3-E04	79.00	76.37	2626	SGGP	900x900	900x900	306256.438	6257653.231	◇
PIT W3-E05	79.00	76.12	2881	SGGP	900x900	1200x1200	306233.166	6257656.499	◇
PIT W3-E06	79.00	75.86	3136	SGGP	900x900	1200x1200	306209.895	6257659.766	◇
PIT W3-E07	79.00	78.09	906	SGGP	900x900	900x900	306139.335	6257669.673	◇
PIT W3-E08	79.00	76.86	2140	SGGP	900x900	900x900	306163.102	6257666.336	◇
PIT W3-E08a	78.09	77.18	906	SGGP	900x900	900x900	306160.453	6257694.745	◇
PIT W3-E09	79.00	76.60	2398	SGGP	900x900	900x900	306186.623	6257663.033	◇
PIT W3-E10	79.15	73.38	5765	SJP	900x900	1200x1200	306134.576	6257677.680	
PIT W3-E11	79.07	72.15	6915	SJP	900x900	1200x1200	306133.478	6257669.858	

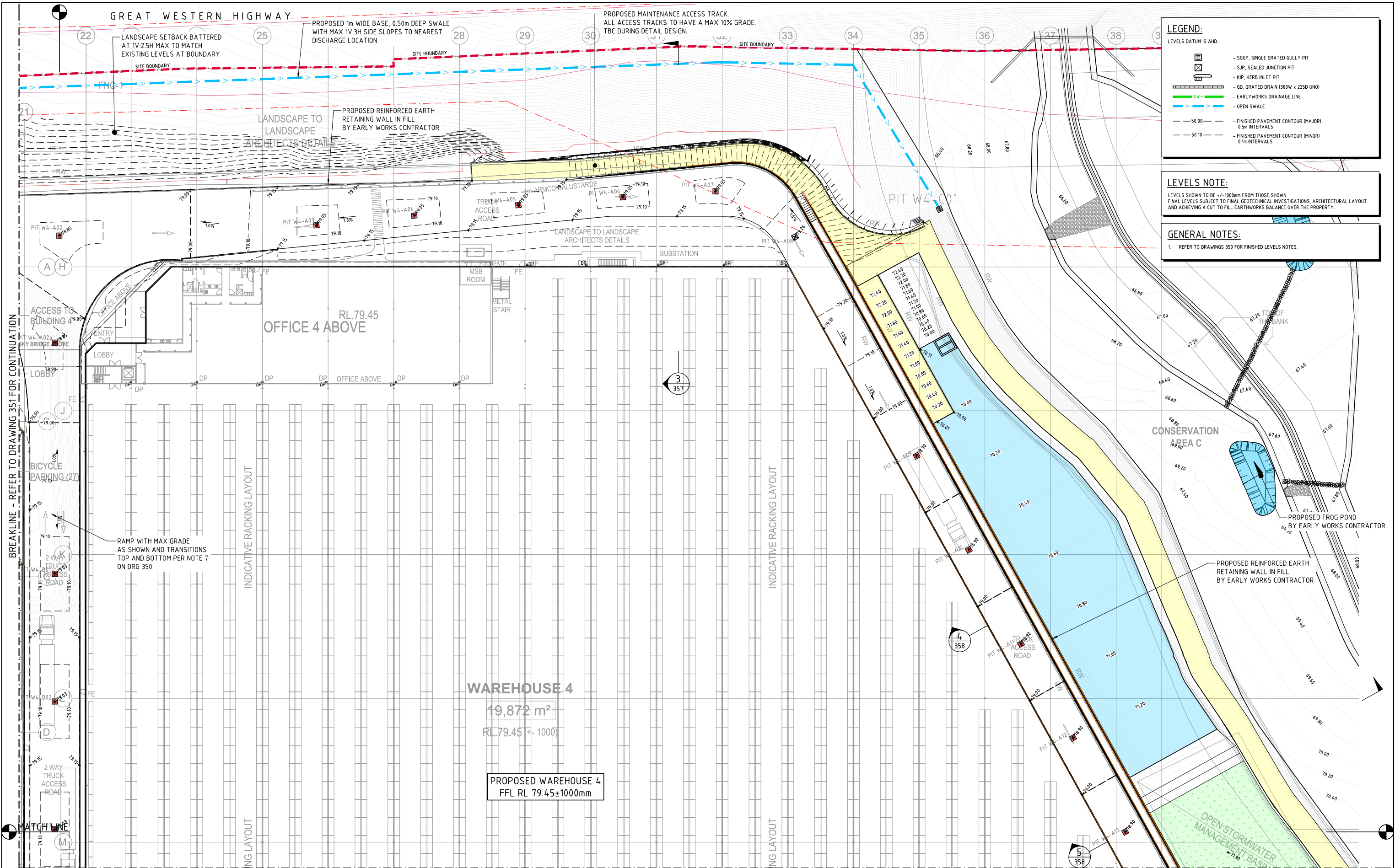
WAREHOUSE 4 - PIT SCHEDULE									
PIT No.	GRATE RL	INVERT LEVEL	DEPTH	TYPE	GRATE SIZE	CHAMBER SIZE	EASTING	NORTHING	COMMENT
PIT W4-A01	78.85	77.94	906	SGGP	900x900	900x900	306350.479	6257836.281	◇
PIT W4-A02	78.85	77.72	1126	SGGP	900x900	900x900	306370.285	6257833.501	◇
PIT W4-A02a	78.85	77.94	906	SGGP	900x900	900x900	306366.960	6257815.356	◇
PIT W4-A03	79.05	77.26	1789	SGGP	900x900	900x900	306414.339	6257829.130	◇
PIT W4-A04	79.05	77.07	1978	SGGP	900x900	900x900	306431.240	6257828.434	◇
PIT W4-A05	79.05	76.87	2178	SGGP	900x900	900x900	306449.226	6257827.728	◇
PIT W4-A06	79.05	76.67	2378	SGGP	900x900	900x900	306467.194	6257826.573	◇
PIT W4-A07	79.05	76.49	2558	SGGP	900x900	900x900	306483.161	6257825.361	◇
PIT W4-A08	79.26	76.31	2942	SJP	900x900	900x900	306495.616	6257815.689	
PIT W4-A09	78.90	75.86	3037	SGGP	900x900	900x900	306511.085	6257775.449	◇
PIT W4-A10	78.90	75.66	3242	SGGP	900x900	900x900	306517.730	6257758.182	◇
PIT W4-A11	78.90	75.45	3447	SGGP	900x900	900x900	306524.366	6257740.911	◇
PIT W4-A12	78.90	75.25	3652	SGGP	900x900	900x900	306531.001	6257723.641	◇
PIT W4-A13	78.90	75.04	3857	SGGP	900x900	900x900	306537.637	6257706.370	◇
PIT W4-A14	78.90	72.61	6290	SJP	900x900	1500x1500	306544.272	6257689.101	
PIT W4-B01	79.03	78.20	829	SGGP	900x900	900x900	306361.419	6257775.971	◇
PIT W4-B02	79.03	77.96	1069	SGGP	900x900	900x900	306358.361	6257754.185	◇
PIT W4-B03	79.03	77.72	1309	SGGP	900x900	900x900	306355.302	6257732.399	◇
PIT W4-B04	79.03	77.48	1549	SGGP	900x900	900x900	306352.244	6257710.612	◇
PIT W4-B05	79.03	77.24	1789	SGGP	900x900	900x900	306349.186	6257688.826	◇
PIT W4-B06	79.00	76.98	2018	SGGP	900x900	1200x1200	306348.794	6257664.881	◇
PIT W4-B06a	79.37	78.04	1332	SGGP	900x900	1200x1200	306368.442	6257675.013	◇
PIT W4-B06b	79.35	78.00	1352	SGGP	900x900	1200x1200	306366.795	6257675.244	◇
PIT W4-B06c	79.18	77.83	1352	SJP	900x900	1200x1200	306356.726	6257670.352	
PIT W4-B07	78.97	76.66	2310	SJP	900x900	1200x1200	306375.384	6257650.991	
PIT W4-B08	78.75	76.47	2280	SGGP	900x900	1200x1200	306386.228	6257637.675	◇
PIT W4-B09	78.75	76.21	2539	SGGP	900x900	1200x1200	306409.901	6257634.346	◇
PIT W4-B10	78.75	75.95	2798	SGGP	900x900	1200x1200	306433.548	6257631.021	◇
PIT W4-B11	78.75	75.69	3057	SGGP	900x900	1200x1200	306457.195	6257627.695	◇
PIT W4-B12	78.75	75.50	3250	SGGP	900x900	1200x1200	306474.456	6257628.620	◇
PIT W4-B13	78.38	75.30	3087	SJP	900x900	1200x1200	306492.759	6257626.910	
PIT W4-B14	77.03	75.00	2033	SJP	900x900	1200x1200	306520.229	6257624.421	
PIT W4-B14a	78.09	77.03	1055	SGGP	900x900	900x900	306524.618	6257655.695	◇
PIT W4-B15	76.16	74.43	1734	SJP	900x900	1500x1500	306548.827	6257622.076	
PIT W4-B16	76.40	74.13	2274	SGGP	900x900	1500x1500	306552.785	6257650.267	◇
PIT W4-B16a	76.20	75.29	906	SGGP	900x900	900x900	306572.797	6257659.061	
PIT W4-B16b	76.29	75.24	1049	SJP	900x900	900x900	306569.039	6257659.149	
PIT W4-B17	77.83	73.87	3968	SJP	900x900	1500x1500	306549.983	6257674.081	



- NOTES:**
- PITS TO BE FITTED WITH OCEAN GUARD OG200 PIT INSERT ◇
THUS TOTAL NUMBER OF PIT INSERT =57
REFER TO PIT SCHEDULE
 - ALL INTERNAL CHAMBER SIZES TO BE DETERMINED BY
CIVIL CONTRACTOR BASED ON PIPE SIZE PLUS 150mm
CLEARANCE ON EITHER SIDE OF THE PIPE THE
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE
PRIOR TO CONSTRUCTION REFER ALL CONCERNS TO THE
ENGINEER

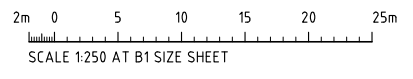
FOR SSSA MOD

ISSUED FOR SSSA MOD			24.06.26			C			ARCHITECT			CLIENT			PROJECT			Costin Roe Consulting Pty Ltd.			DRAWING TITLE		
ISSUED FOR SSSA MOD			19.06.26			B			sba			ESR			PROPOSED WAREHOUSE DISTRIBUTION			ABN 50 003 696 446			WH3&4 - PIT SCHEDULE		
ISSUED FOR INFORMATION			12.06.26			A			info@sbajau			www.sbjajau			AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148			PO Box N419 Sydney NSW 1220			CIVIL & STRUCTURAL ENGINEERS		
AMENDMENTS			DATE			ISSUE			p: 02 9929 9988			e: info@sbajau			w: www.sbjajau			Level 4, 8 Windmill Street, Millers Point NSW 2000			DRAWING No		
																		p: +61 2 9251 7699			C013904.03-SMMD2-349		
																		e: mail@costinroe.com.au			ISSUE		
																		f: +61 2 9241 3731			C		
																		w: costinroe.com.au					



WAREHOUSE 3&4 - FINISHED LEVELS PLAN - SHEET 2
SCALE 1:250

FOR SSSDA MOD



ISSUED FOR SSSDA MOD	24.06.26	E
ISSUED FOR SSSDA MOD	19.06.26	D
ISSUED FOR SSSDA MOD	12.06.26	C
ISSUED FOR INFORMATION	05.06.26	B
ISSUED FOR INFORMATION	02.06.26	A
AMENDMENTS	DATE	ISSUE

ARCHITECT
sba
P: 02 9929 9988
E: info@sba.nsw.gov.au
W: www.sba.nsw.gov.au

CLIENT
ESR

PROJECT
PROPOSED WAREHOUSE DISTRIBUTION
AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
KP	JB	JUNE 2026	LDV	B1	AS SHOWN	E013904.03-SMMD2-352

CONSULT AUSTRALIA

Costin Roe Consulting Pty Ltd.
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PO Box N419 Sydney NSW 1220
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w: costinroe.com.au

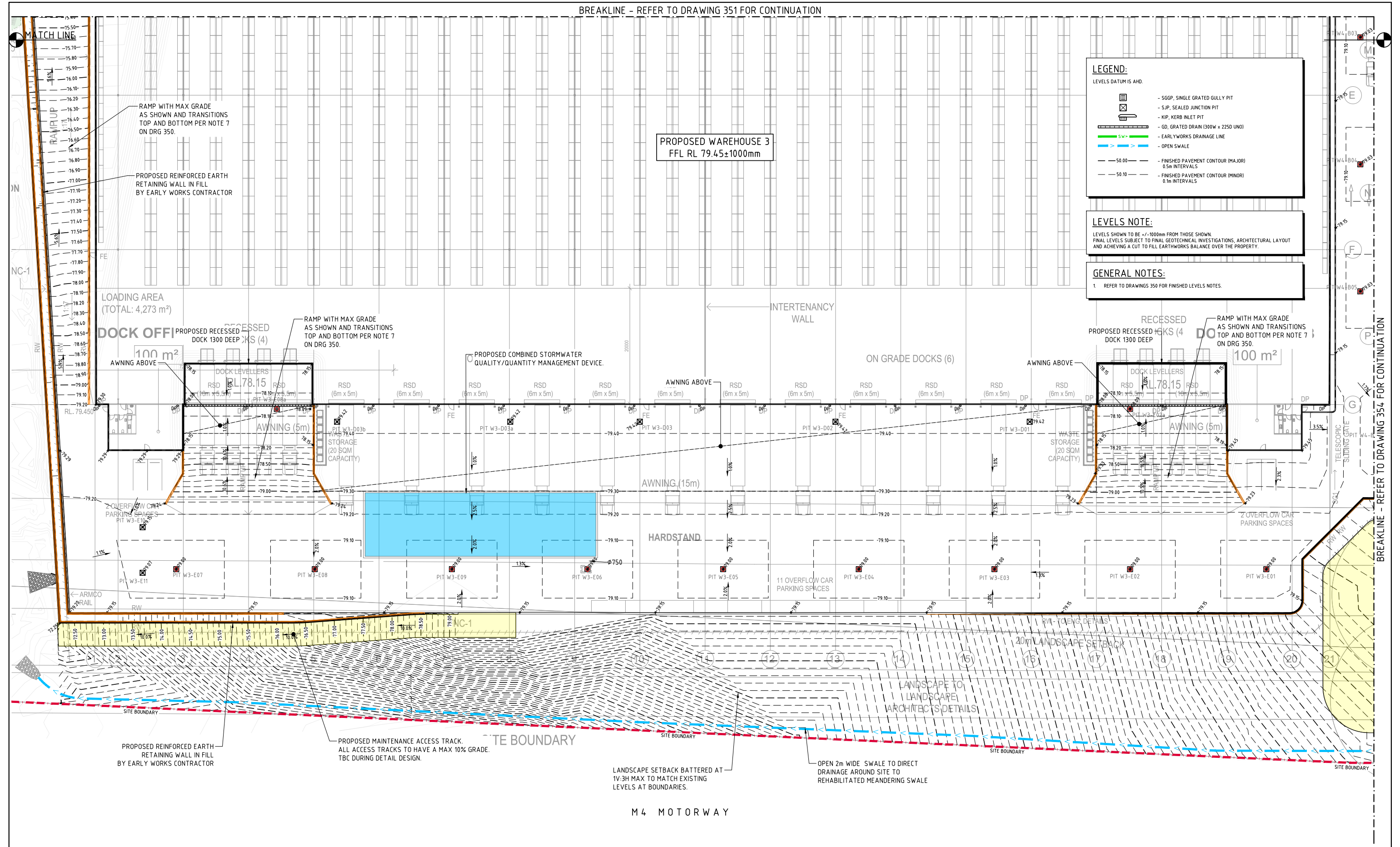
CRC
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
WH3&4 - FINISHED LEVELS PLAN - SHEET 2

DRAWING No
C013904.03-SMMD2-352

ISSUE
E

BREAKLINE - REFER TO DRAWING 351 FOR CONTINUATION



LEGEND:

LEVELS DATUM IS AHD.

- SGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- EAW, EARLYWORKS DRAINAGE LINE
- OPEN SWALE
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

LEVELS NOTE:

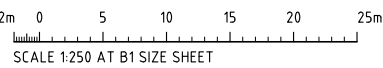
LEVELS SHOWN TO BE ± 1000mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A CUT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.

GENERAL NOTES:

1. REFER TO DRAWINGS 350 FOR FINISHED LEVELS NOTES.

WAREHOUSE 3&4 - FINISHED LEVELS PLAN - SHEET 3
SCALE 1:250

FOR SSSA MOD

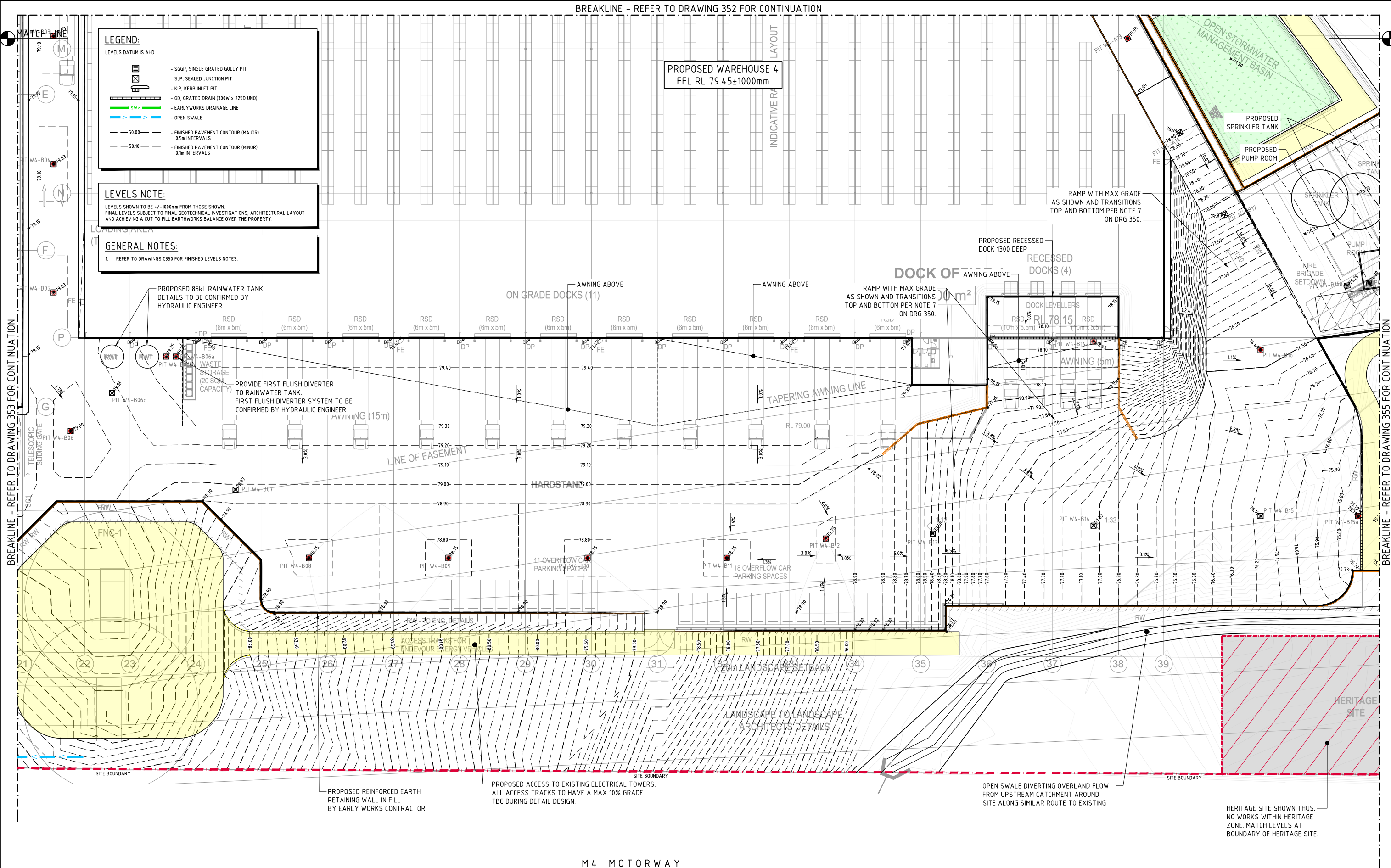


ISSUED FOR SSSA MOD ISSUED FOR SSSA MOD ISSUED FOR SSSA MOD ISSUED FOR INFORMATION AMENDMENTS			24.06.26 19.06.26 12.06.26 02.06.26 DATE			D C B A ISSUE			AMENDMENTS			DATE			ISSUE		
ARCHITECT			CLIENT			PROJECT			COSTIN ROE CONSULTING PTY LTD.			DRAWING TITLE			DRAWING No		
sba			ESR			PROPOSED WAREHOUSE DISTRIBUTION AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148			ABN 50 003 696 446 PO Box N419 Sydney NSW 1220 Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 e: mail@costinroe.com.au w: costinroe.com.au			WH3&4 - FINISHED LEVELS PLAN - SHEET 3			C013904.03-SMMD2-353		
DESIGNED			CHECKED			SCALE			CONSULT AUSTRALIA			CIVIL & STRUCTURAL ENGINEERS			ISSUE		
KP			LDV			AS SHOWN			E013904.03-SMMD2-353			D					

BREAKLINE - REFER TO DRAWING 352 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING 353 FOR CONTINUATION

BREAKLINE - REFER TO DRAWING 355 FOR CONTINUATION



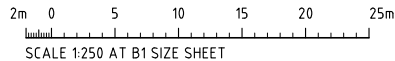
M4 MOTORWAY



WAREHOUSE 3&4 - FINISHED LEVELS PLAN - SHEET 4

SCALE 1:250

FOR SSSA MOD



ISSUED FOR SSSA MOD	24.06.26	D
ISSUED FOR SSSA MOD	19.06.26	C
ISSUED FOR SSSA MOD	12.06.26	B
ISSUED FOR INFORMATION	02.06.26	A
AMENDMENTS	DATE	ISSUE

ARCHITECT	CLIENT
P: 02 9929 9988	E: info@sba.au
	W: www.sba.au

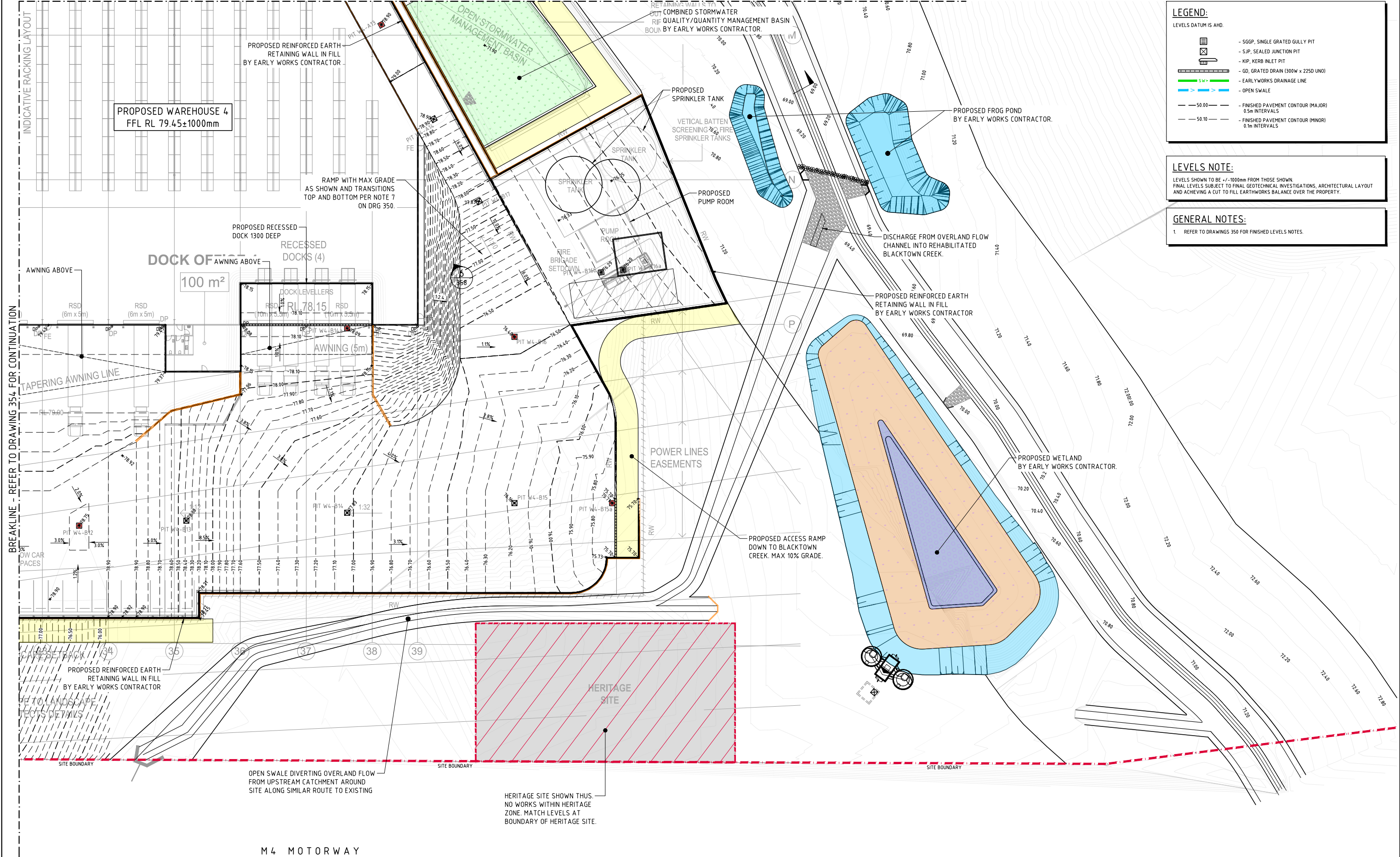
CLIENT		PROJECT PROPOSED WAREHOUSE DISTRIBUTION AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148						
		DESIGNED KP	DRAWN JB	DATE JUNE 2026	CHECKED LDV	SIZE B1	SCALE AS SHOWN	CAD REF: C013904.03-SMMD-35

CONSULT AUSTRALIA	COSTIN ROE CONSULTING Pty Ltd.
PO Box N419 Sydney NSW 1220	ABN 50 003 696 446
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E: mail@costinroe.com.au	W: costinroe.com.au

CRC	CIVIL & STRUCTURAL ENGINEERS
COSTIN ROE CONSULTING	

DRAWING TITLE	WH3&4 - FINISHED LEVELS PLAN - SHEET 4
DRAWING No	C013904.03-SMMD2-354
ISSUE	D

BREAKLINE - REFER TO DRAWING 352 FOR CONTINUATION

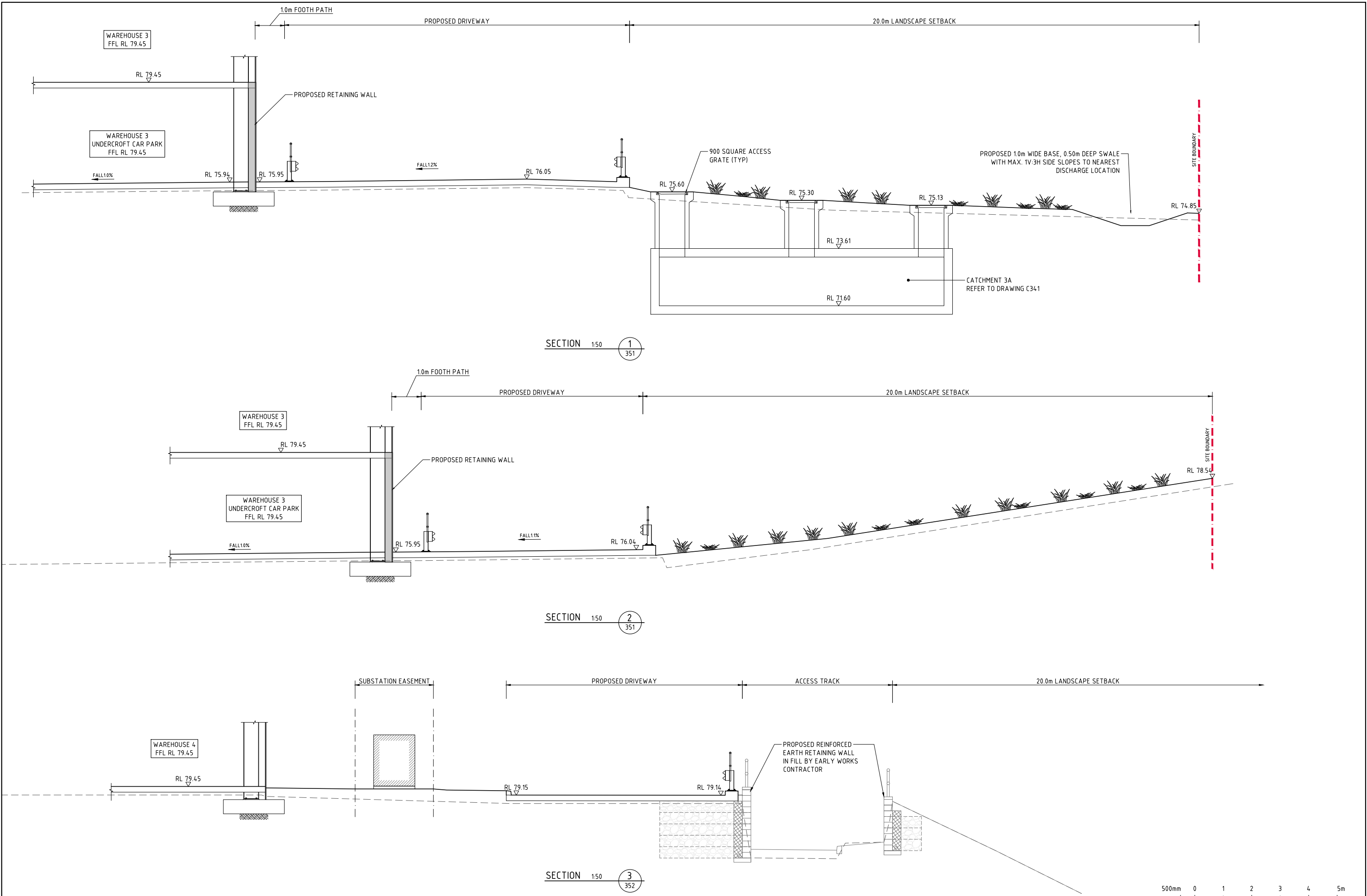


WAREHOUSE 3&4 - FINISHED LEVELS PLAN - SHEET 5
SCALE 1:250

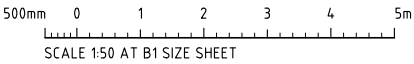
FOR SSSA MOD

2m 0 5 10 15 20 25m
SCALE 1:250 AT B1 SIZE SHEET

ISSUED FOR SSSA MOD ISSUED FOR SSSA MOD ISSUED FOR SSSA MOD ISSUED FOR INFORMATION AMENDMENTS			24.06.26 19.06.26 12.06.26 02.06.26 DATE			D C B A ISSUE			AMENDMENTS			DATE			ISSUE		
ARCHITECT			CLIENT			PROJECT			COSTIN ROE CONSULTING PTY LTD.			DRAWING TITLE			DRAWING No		
sba			ESR			PROPOSED WAREHOUSE DISTRIBUTION AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148			PO Box N419 Sydney NSW 1220 Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 e: mail@costinroe.com.au			WH3&4 - FINISHED LEVELS PLAN - SHEET 5			C013904.03-SMMD2-355		
p: 02 9929 9988 e: info@sba.au w: www.sba.au			CONSULT AUSTRALIA			DESIGNED KP			DRAWN JB			DATE JUNE 2026			CHECKED LDV		
SCALE B1			SCALE AS SHOWN			CAD REF: E013904.03-SMMD2-355			COSTIN ROE CONSULTING PTY LTD.			CIVIL & STRUCTURAL ENGINEERS			ISSUE D		



FOR SSDA MOD



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ISSUED FOR SSDA MOD			12.06.26			B									PROPOSED WAREHOUSE DISTRIBUTION			ABN 50 003 696 446			WH3&4 - TYPICAL SECTIONS - SHEET 1		
ISSUED FOR INFORMATION			02.06.26			A									AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148			PO Box N419 Sydney NSW 1220			C013904.03-SMMD2-357		
AMENDMENTS			DATE	ISSUE	AMENDMENTS	DATE	ISSUE		P: 02 9929 9988			E: info@sba.uai			W: www.sba.uai			Level 4, 8 Windmill Street, Millers Point NSW 2000			DRAWING No		
									I: +61 2 9241 3731			W: costinroe.com.au						E: +61 2 9251 7699			C013904.03-SMMD2-357		
									E: mail@costinroe.com.au			W: costinroe.com.au									ISSUE		
																					C		

						ARCHITECT			CLIENT			PROJECT			CONSULT AUSTRALIA			Costin Roe Consulting Pty Ltd. ABN 50 003 696 446			CRC COSTIN ROE CONSULTING			CIVIL & STRUCTURAL ENGINEERS			DRAWING TITLE WH3&4 - TYPICAL SECTIONS - SHEET 2								
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ISSUED FOR SSDA MOD			12.06.26			B			p: 02 9929 9988 e: info@sba.au w: www.sba.au						DESIGNED K.P.			DRAWN J.B.			DATE JUNE 2026			CHECKED LDV.			SIZE B1			SCALE AS SHOWN			CAD REF: C013904.03-SMMD2-358		
ISSUED FOR INFORMATION			02.06.26			A																													
AMENDMENTS			DATE			ISSUE			AMENDMENTS			DATE			ISSUE																				

ISSUED FOR SSDA MOD 24.06.26 D ISSUED FOR SSDA MOD 19.06.26 C ISSUED FOR SSDA MOD 12.06.26 B ISSUED FOR INFORMATION 02.06.26 A			ARCHITECT p: 02 9929 9988 e: info@sba.au w: www.sba.au			CLIENT 			PROJECT PROPOSED WAREHOUSE DISTRIBUTION AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148 			Costin Roe Consulting Pty Ltd. ABN 50 003 696 446 PO Box N419 Sydney NSW 1220 Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 f: +61 2 9241 3731 e: mail@costinroe.com.au w: costinroe.com.au						DRAWING TITLE WH3&4 - OSD DETAILS - SHEET 1 DRAWING No C013904.03-SMMD2-371 ISSUE D		
AMENDMENTS DATE ISSUE AMENDMENTS DATE ISSUE																				

FLUSHCOMBE ROAD

GREAT WESTERN HIGHWAY

PROPOSED SITE

NO CHANGE FROM ORIGINALLY APPROVED SSDA

WESTERN MOTORWAY

PROSPECT HIGHWAY

[illegible]

DRAWING LIST

DRAWING NO.

DRAWING TITLE

GENERAL:

C013904.03-SMMD2-001	COVER SHEET & GENERAL NOTES
C013904.03-SMMD2-002	DRAWING LIST
C013904.03-SMMD2-010	GENERAL ARRANGEMENT PLAN
C013904.03-SMMD2-011	EXISTING SERVICES PLAN KEY PLAN
C013904.03-SMMD2-012	EASEMENTS KEY PLAN
C013904.03-SMMD2-021	TYPICAL EROSION AND SEDIMENT CONTROL DETAILS - SHEET 1
C013904.03-SMMD2-022	TYPICAL EROSION AND SEDIMENT CONTROL DETAILS - SHEET 2
C013904.03-SMMD2-041	TYPICAL STORMWATER DRAINAGE DETAILS - SHEET 1
C013904.03-SMMD2-042	TYPICAL STORMWATER DRAINAGE DETAILS - SHEET 2
C013904.03-SMMD2-043	TYPICAL STORMWATER DRAINAGE DETAILS - SHEET 3
C013904.03-SMMD2-044	TYPICAL STORMWATER DRAINAGE DETAILS - SHEET 4
C013904.03-SMMD2-050	PRE DEVELOPMENT STORMWATER CATCHMENT PLAN
C013904.03-SMMD2-051	POST DEVELOPMENT STORMWATER CATCHMENT PLAN

WAREHOUSE 1

C013904.03-SMMD2-130	WH1 - BULK EARTHWORKS PLAN
C013904.03-SMMD2-131	WH1 - CUT & FILL PLAN
C013904.03-SMMD2-135	WH1 - BULK EARTHWORKS SECTIONS - SHEET 1
C013904.03-SMMD2-140	WH1 - STORMWATER DRAINAGE PLAN
C013904.03-SMMD2-141	WESTERN SWALE PLAN
C013904.03-SMMD2-145	WH1 - STORMWATER DRAINAGE LONG SECTIONS
C013904.03-SMMD2-150	WH1 - FINISHED LEVELS PLAN
C013904.03-SMMD2-155	WH1 - TYPICAL SECTIONS - SHEET 1
C013904.03-SMMD2-156	WH1 - TYPICAL SECTIONS - SHEET 2
C013904.03-SMMD2-171	WH1 - OSD DETAILS - SHEET 1

WAREHOUSE 2

C013904.03-SMMD2-230	WH2 - BULK EARTHWORKS PLAN
C013904.03-SMMD2-231	WH2 - CUT & FILL PLAN
C013904.03-SMMD2-235	WH2 - BULK EARTHWORKS SECTIONS - SHEET 1
C013904.03-SMMD2-236	WH2 - BULK EARTHWORKS SECTIONS - SHEET 2
C013904.03-SMMD2-240	WH2 - STORMWATER DRAINAGE PLAN
C013904.03-SMMD2-245	WH2 - STORMWATER DRAINAGE LONG SECTIONS
C013904.03-SMMD2-250	WH2 - FINISHED LEVELS PLAN
C013904.03-SMMD2-255	WH2 - TYPICAL SECTIONS - SHEET 1
C013904.03-SMMD2-256	WH2 - TYPICAL SECTIONS - SHEET 2
C013904.03-SMMD2-271	WH2 - OSD DETAILS - SHEET 1

DRAWING LIST

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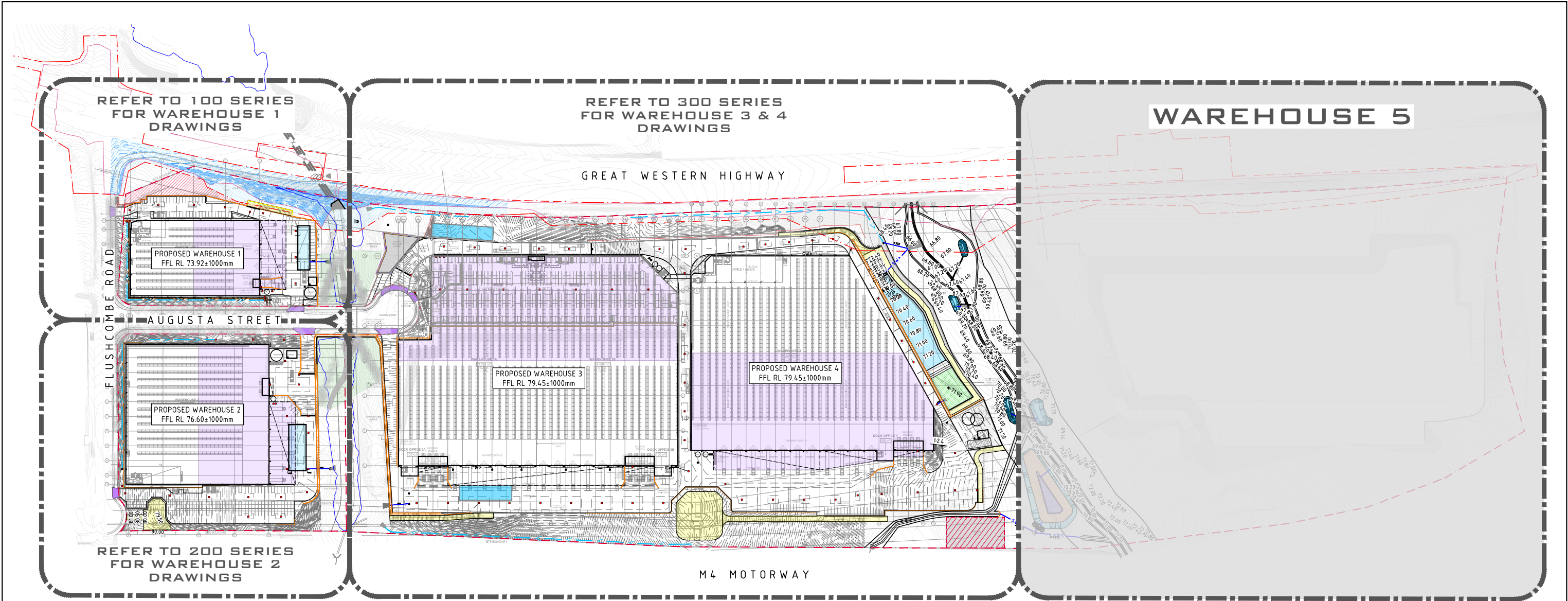
DRAWING TITLE

WAREHOUSE 3 & 4

C013904.03-SMMD2-330	WH3&4 - BULK EARTHWORKS KEY PLAN
C013904.03-SMMD2-331	WH3&4 - BULK EARTHWORKS PLAN - SHEET 1
C013904.03-SMMD2-332	WH3&4 - BULK EARTHWORKS PLAN - SHEET 2
C013904.03-SMMD2-333	WH3&4 - BULK EARTHWORKS PLAN - SHEET 3
C013904.03-SMMD2-334	WH3&4 - BULK EARTHWORKS PLAN - SHEET 4
C013904.03-SMMD2-335	WH3&4 - BULK EARTHWORKS PLAN - SHEET 5
C013904.03-SMMD2-336	WH3&4 - CUT & FILL PLAN
C013904.03-SMMD2-337	WH3&4 - BULK EARTHWORKS SECTIONS - SHEET 1
C013904.03-SMMD2-338	WH3&4 - BULK EARTHWORKS SECTIONS - SHEET 2
C013904.03-SMMD2-339	WH3&4 - BULK EARTHWORKS SECTIONS - SHEET 3
C013904.03-SMMD2-340	WH3&4 - STORMWATER DRAINAGE KEY PLAN
C013904.03-SMMD2-341	WH3&4 - STORMWATER DRAINAGE PLAN - SHEET 1
C013904.03-SMMD2-342	WH3&4 - STORMWATER DRAINAGE PLAN - SHEET 2
C013904.03-SMMD2-343	WH3&4 - STORMWATER DRAINAGE PLAN - SHEET 3
C013904.03-SMMD2-344	WH3&4 - STORMWATER DRAINAGE PLAN - SHEET 4
C013904.03-SMMD2-345	WH3&4 - STORMWATER DRAINAGE PLAN - SHEET 5
C013904.03-SMMD2-347	WH3&4 - STORMWATER DRAINAGE LONG SECTIONS - SHEET 1
C013904.03-SMMD2-348	WH3&4 - STORMWATER DRAINAGE LONG SECTIONS - SHEET 2
C013904.03-SMMD2-349	WH3&4 - PIT SCHEDULE
C013904.03-SMMD2-350	WH3&4 - FINISHED LEVELS KEY PLAN
C013904.03-SMMD2-351	WH3&4 - FINISHED LEVELS PLAN - SHEET 1
C013904.03-SMMD2-352	WH3&4 - FINISHED LEVELS PLAN - SHEET 2
C013904.03-SMMD2-353	WH3&4 - FINISHED LEVELS PLAN - SHEET 3
C013904.03-SMMD2-354	WH3&4 - FINISHED LEVELS PLAN - SHEET 4
C013904.03-SMMD2-355	WH3&4 - FINISHED LEVELS PLAN - SHEET 5
C013904.03-SMMD2-357	WH3&4 - TYPICAL SECTIONS - SHEET 1
C013904.03-SMMD2-358	WH3&4 - TYPICAL SECTIONS - SHEET 2
C013904.03-SMMD2-371	WH3&4 - OSD 1 DETAILS - SHEET 1

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 **GENERAL ARRANGEMENT PLAN**
SCALE 1:1250

FINISHED FLOOR LEVEL TABLE

BLDG	APPROVED FFL (m)	PROPOSED FFL (m)
1	73.32	73.92
2	76.00	76.60
3	78.10	79.45
4	78.10	79.45
5 (GF)	82.40	83.20

THIS TABLE PROVIDES A COMPARISON OF THE APPROVED AND PROPOSED MODIFICATION FFL's. THE FFL's HAVE INCREASED TO ACCOUNT FOR OVERALL ESTATE CUT TO FILL, AND TO ALLOW FOR ADDITIONAL SPOIL GENERATED BY THE UNDERCROFT CARPARK.

FOR SSDA MOD

10m 0 25 50 75 100 125m
SCALE 1:1250 AT B1 SIZE SHEET