

9 February 2022

Charter hall Holdings Pty Ltd
C/- Tactical Project Management
Attention: Mr Ebrahim Nateghi
L15, 124 Walker Street
NORTH SYDNEY NSW 2060

Dear Sir,

**Re: 5-7 Culverston Road, Minto
Soil and Water Management – SSDA MOD2**

Further to your request we are pleased to provide this letter in relation to the proposed modification to SSD-7500 MOD1. This letter specifically discusses soil and water, and flooding consideration associated with the SSD-7500 MOD2 Application.

Background

This Modification Application seeks changes to the plans and conditions associated with SSD-7500 MOD1. The future tenant of Stage 1 of the development has progressed the detailed design for their warehouse and this has resulted in minor modifications being required to the approved plans including:

- Movement of the car park access point from Culverston Road north by 41.95 metres.
- Movement of the warehouse westwards by 2 metres and the office eastwards by 2 metres (no change to warehouse or office gross floor area).
- Movement of the retaining wall to the car park westwards by 0.5 metres.
- Extension of the western warehouse rear awning to the south by 9.6 metres.

Whilst undertaking works to commence site preparation in accordance with SSD-7500 MOD1, it has been identified that the internal boundaries between development Stages 2 and 3 and Stages 2 and 1 are misaligned. As such, minor modifications are also proposed to align the internal Stage boundaries with the tenancy boundaries on site. No change is proposed to the outer site boundary, only the internal subdivision between the Stages:

- Movement of the Stage 1 southern boundary north and the Stage 1 development north by 1.94 metres.
- Movement of the Stage 1 northern boundary south by 1.94 metres and reduction of the width of the Stage 2 vehicle access driveway by 1.94 metres.

Confirmation Soil and Water Assessment Impact Outcomes

We provide the following summary of assessment outcomes in the relation to the proposed Mod2 layout and SSD-7500 MOD1 as approved.

We note the overall development areas, building floor levels and drainage management measures remain consistent with those assessed and approved in SSD-7500 MOD1.

Impact outcome review summary:

- Earthworks
 - As there are no proposed changes to the finished levels of the proposed building, the overall earthworks and filling remains consistent as approved.
 - It is confirmed there are no differences to the groundwater assessments (noting groundwater is 4-6m below the existing level).
 - The site and conditions are noted to be consistent with the Golder Associates Geotechnical Investigations (April 2016) as per SSD-7500.
 - Refer **Section 3** of the Costin Roe Consulting Civil Engineering report included as *Appendix F* in the approved SSD-7500 MOD1 EIS.
- Operational Stormwater and Surface Water
 - The proposed surface water collection system, stormwater management system for water quality and quantity remain consistent with approved SSD-7500 MOD1. Minor adjustments to the pipe layout will be required to suit the final building positions and layout. The existing discharge locations and water quality systems proposed remain consistent with the approved.
 - Refer **Section 4, 5 & 6** of the Costin Roe Consulting Civil Engineering report included as *Appendix F* in the approved SSD-7500 MOD1 EIS.
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- Construction Stormwater and Surface Water
 - The management of soil and water during construction will be based on the principles and requirements of *Managing Urban Stormwater – Soils & Construction Volume 1 ('Blue Book')(Landcom, 2004)*. Mitigation measures will remain consistent with those included in the approved SSD-7500 MOD1.
 - Management measures include provision of erosion and sediment control plan which includes sediment basins, sediment controls, dedicated construction site entry, fill import protocol amongst others as required to suit site conditions.
 - The requirements would be included as a subplan of the Construction Environmental Management Plan (CEMP).
 - Refer **Section 8 & Appendix C** of the Costin Roe Consulting Civil Engineering report included as *Appendix F* in the approved SSD-7500 MOD1 EIS.
- Flooding
 - Flood behaviour, impacts, risk and outcomes as approved remain consistent with those in the approved SSD-7500 MOD1 EIS.
 - Refer **Section 7** of the Costin Roe Consulting Civil Engineering report included as *Appendix F* in the approved SSD-7500 MOD1 EIS.

Conclusion

This letter has been prepared to accompany a submission for a minor modification to SSD-7500 MOD1 in relation to soil and water. Our review of the changes proposed for SSD-7500 MOD2 shows the impacts and outcomes, and proposed measures approved in SSD7500-MOD1 remain consistent.

No further assessments or measures are considered necessary in relation to soil and water as part of this MOD2 application based on the minor nature of the proposed changes.

We trust the content of this letter meets your current needs. Please contact the undersigned if clarification on any points are required.

Yours faithfully,

COSTIN ROE CONSULTING PTY LTD

A handwritten signature in black ink, appearing to read 'M. Wilson', with a long, sweeping flourish extending to the right.

MARK WILSON MIEAust CPEng NER
Director