

20<sup>th</sup> April 2023

ESR Australia  
Level 24, 88 Phillip Street  
Sydney NSW 2000

Your Ref:  
Our Ref: LTR004-01-20-748-Westlink Stage 1  
Earthworks Letter

Attention: Jacob Dickson

Email: [Jacob.dickson@esr.com](mailto:Jacob.dickson@esr.com)

Dear Jacob

RE: WESTLINK INDUSTRIAL DEVELOPMENT STAGE 1, KEMPS CREEK BULK EARTHWORKS

Further to recent discussion we understand the Department of Planning and Environment (DPE) have requested from ESR on the 20<sup>th</sup> of April 2023 to provide confirmation that the proposed cut retaining walls along the northern boundary of the Westlink Stage 1 development in Kemps Creek do not impede the ability for the neighbouring residents to develop on their lands.

The direct request from DPE is as follows:

- Is there a requirement for any works within any adjoining properties not owned by ESR, including earthworks, battering or anchors;
- Whether the earthworks and proposed levels will result in any impediment or additional cost for future development on adjoining properties, such as inability to develop up to the property boundary. This includes, but not limited to consideration of zones of influence, need for footings and piers or increased levels of earthworks on adjoining sites.
- The maximum height of cut retaining walls along the northern boundary.

AT&L have been engaged by ESR to provide Civil Engineering services for the Westlink Development. As such we have prepared bulk earthworks drawings for the Stage 1 development. These bulk earthworks drawings have been prepared to ensure no earthworks are required within the neighbouring lots and all boundary levels are maintained around the development. We understand the detail design of the cut retaining wall along the northern boundary is being undertaken by Costin Roe Consulting (Structural Engineers) and Douglas Partners (Geotechnical Engineers).

As such our response to the dot points above are as such:

- Is there a requirement for any works within any adjoining properties not owned by ESR, including earthworks, battering or anchors – **ATL Response – can confirm no requirement for earthworks and/or battering within adjoining lands. All boundary levels around the site will be maintained with earthworks only required within the ESR development site. Refer to attached typical section along Northern Boundary which indicates the existing boundary level is maintained and no works required in the adjoining properties.**

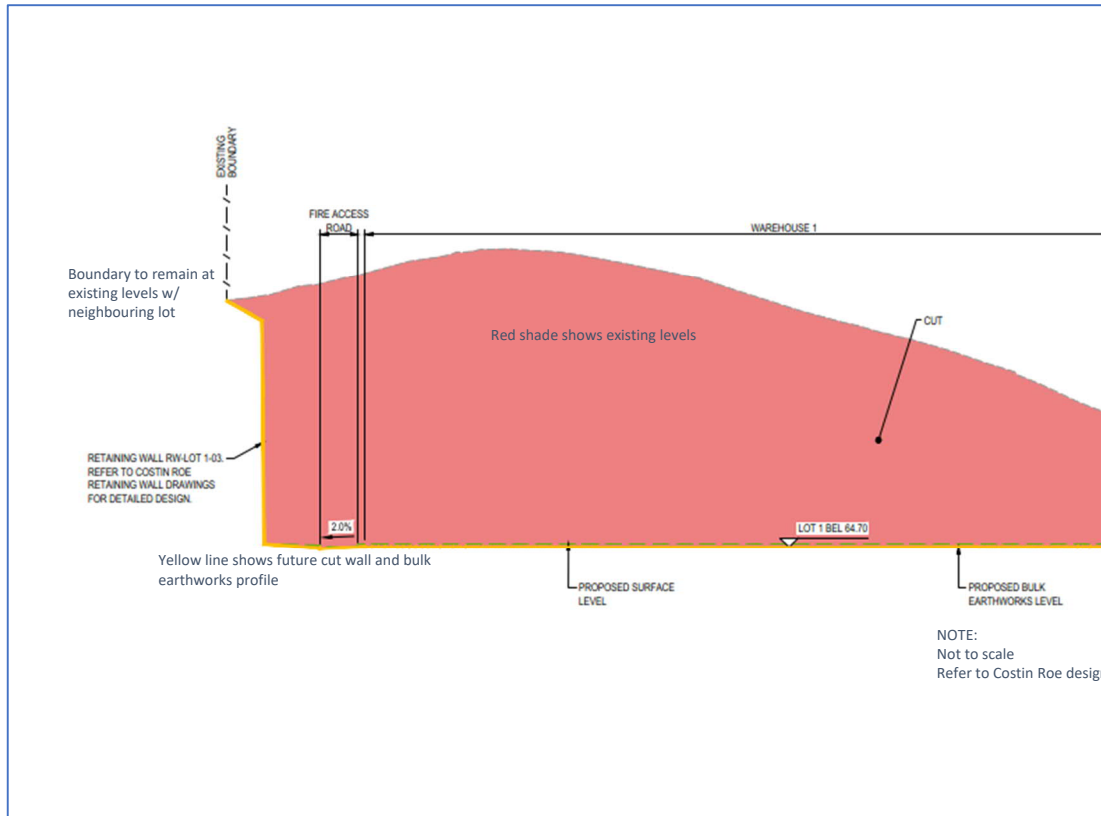


Figure 1 Typical Section along Northern Boundary (Stage 1)

- Whether the earthworks and proposed levels will result in any impediment or additional cost for future development on adjoining properties, such as inability to develop up to the property boundary. This includes, but not limited to consideration of zones of influence, need for footings and piers or increased levels of earthworks on adjoining sites. – AT&L Response – Earthworks proposed within the Westlink Stage 1 development will not impede or result in additional cost for future developments. Refer to discussion letters by Costin Roe Consulting and Douglas Partners as no part of the cut retaining wall will be encroaching and impacting the adjacent lands. As discussed previously, all existing boundary levels are being maintained with no encroachment into adjacent properties. As such the Westlink Stage 1 development will not impede any future development on adjacent lands
- The maximum height of cut retaining walls along the northern boundary. AT&L Response – the maximum height of cut retaining wall in Stage 1 is approximately 21m high.

I can confirm I am a suitably qualified Chartered Civil Engineer. Refer below for qualifications.

Should you have any questions, please don't hesitate to contact the undersigned.

Yours sincerely

Andrew Tweedie  
 Andrew Tweedie  
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