

ESR Australia
Level 24, 88 Phillip Street
SYDNEY NSW 2000

Project 92352.03
20 April 2023
R.011.Rev0
RCB

Attention: Jacob Dickson

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Response to Department of Planning and Environment
Westlink Industrial Development – Stage 1
290-308 Aldington Rd, 59-63 Abbots Rd & 1030-1064 Mamre Rd, Kemps Creek

A request from the Department of Planning and Environment was received on 20th April 2023 requesting confirmation that the cut retaining walls along the Northern boundary of ESR's Westlink Stage 1 development does not impede the ability for neighbouring residents to develop on their land. Specifically, comments were sought on the following issues:

- 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.

Douglas Partners have been engaged by ESR to design the retaining walls along the northern boundary of the site to be fully contained within the ESR land. It was a requirement of the design that the retaining walls would not restrict the neighbouring landowner(s) ability to develop their site.

The cut retaining wall within ESR's land has been designed as a shotcrete, soil nail and rock anchor retaining wall. All retaining wall elements, including soil nails and rock anchors, have been positioned within the ESR lot boundary. As the retaining wall height increases to a maximum height of 21 m, the internal setback on ESR land increases from 2 m to 16 m enabling all retaining wall elements to remain wholly within the ESR lot boundary.

Figures 1 and 2 on the following pages present cross sections through the wall and demonstrate that all wall components remain wholly within ESR land. Accordingly, the draft detailed design for the retaining wall confirms the above.

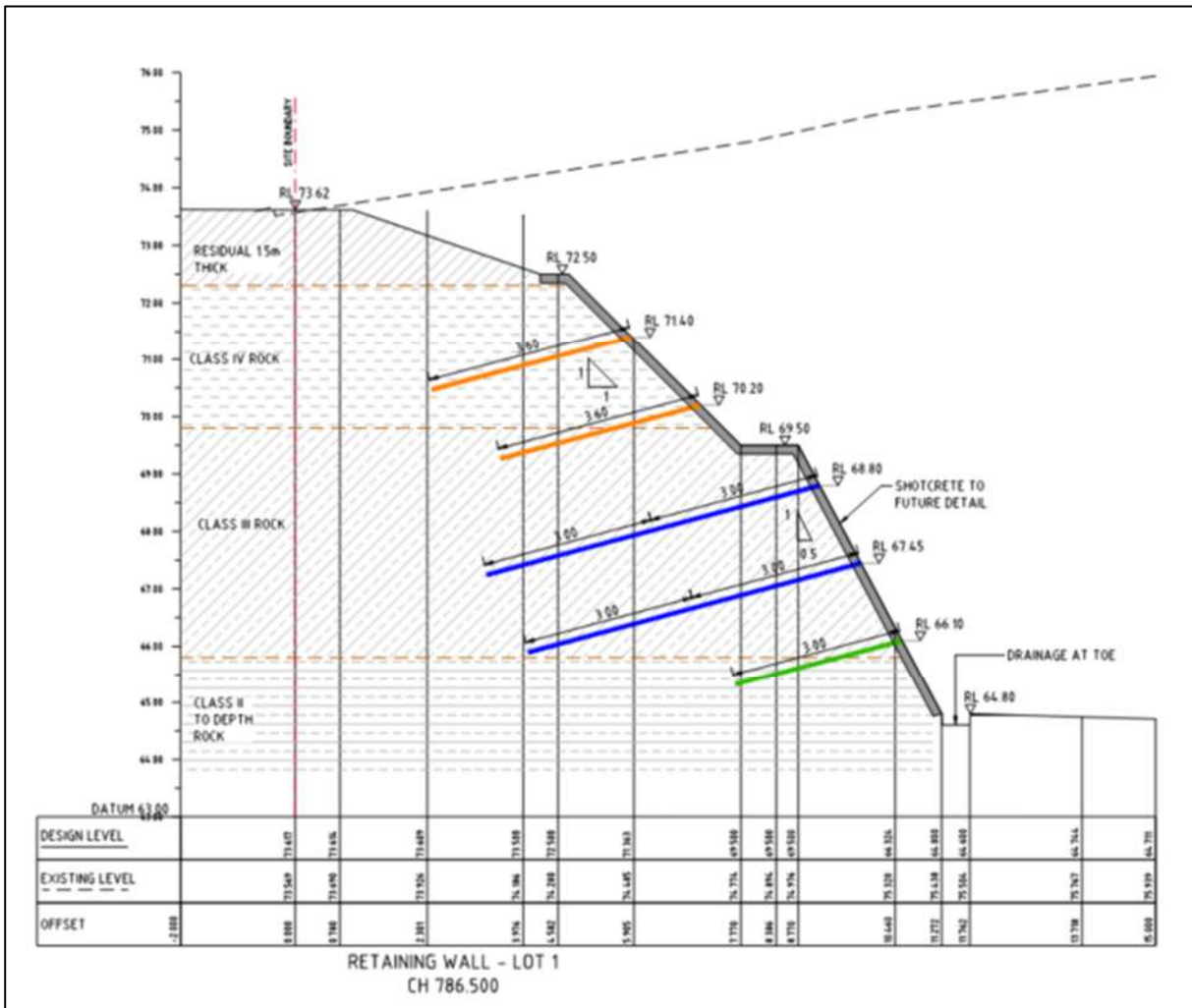


Figure 1: Wall Cross Section Showing No Impact to Adjoining Property

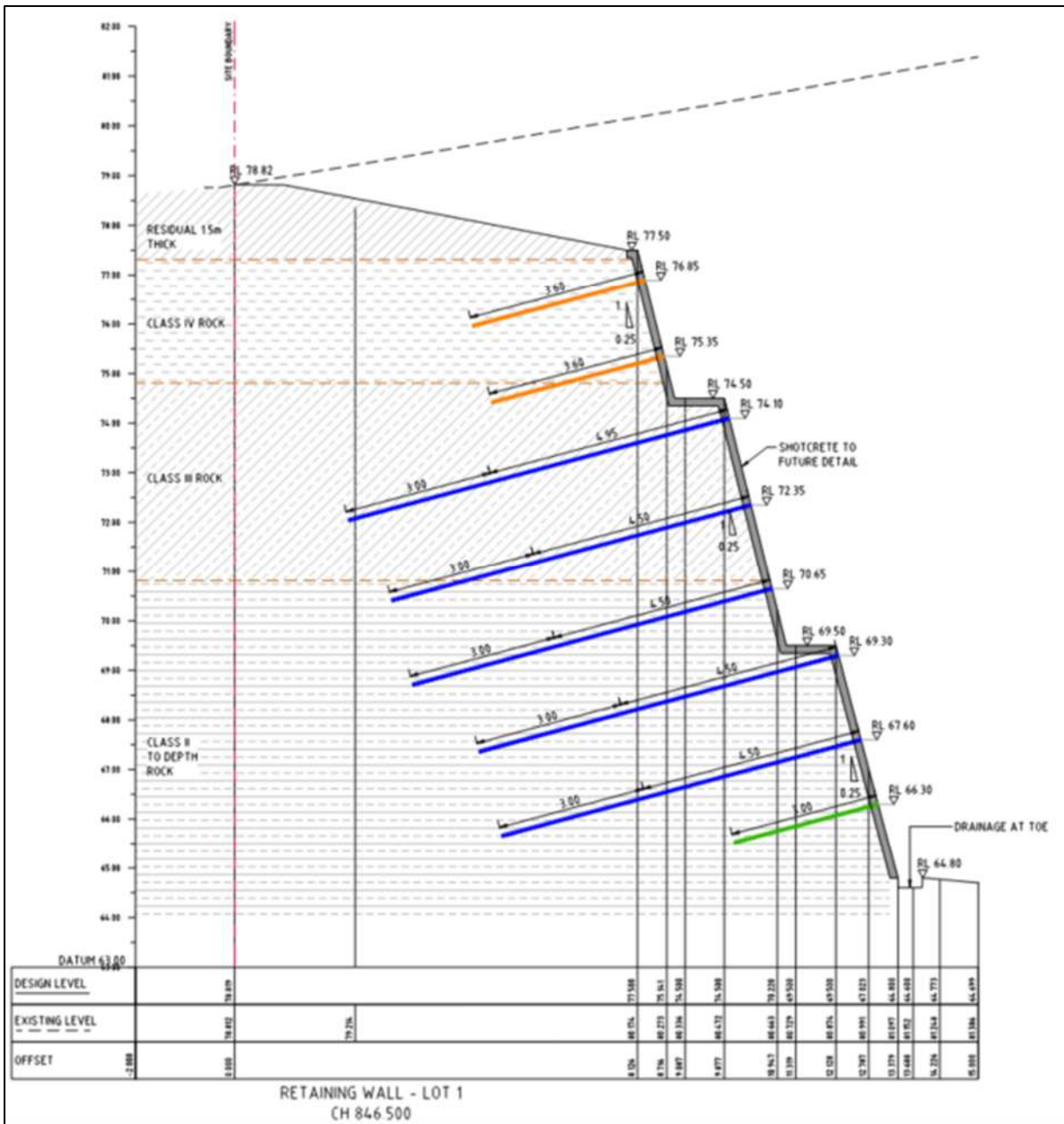


Figure 2: Wall Cross Section Showing No Impact to Adjoining Property

When the neighbouring landowners choose to develop their site, the retaining walls on ESR’s land will not cause any additional constraints. The landowners will need to design to the neighbouring RLs at ESR’s boundary, which is the existing present-day RLs. They will need to undergo a similar exercise determining their development layout, as per ESR’s methodology. This is standard industry practice.

Based on the above comments, the design proposed by ESR is considered acceptable from an engineering and geotechnical perspective.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully
Douglas Partners Pty Ltd



Ray Blinman
Principal