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20 April 2023

ESR Australia

Attention: Mr Jacob Dickson

Level 24, 88 Philip Street

SYDNEY NSW 2000

Dear Sir,

**Re: Westlink Stage 1
290-308 Aldington Rd, 59-63 Abbotts Rd & 1030-1064 Mamre Rd, Kemps Creek
DPE Request for Information**

We provide this letter in relation to the ESR Westlink Stage 1 development at the above address. Specifically, this letter provides responses to a request for information (RFI) from the Department of Planning and Environment (DPE) received on 20th April 2023. The RFI requires confirmation that the cut retaining walls along the Northern boundary of ESR’s Westlink Stage 1 development do not impede the ability for neighbouring property owners to develop on their land.

We note that Costin Roe Consulting has been engaged by ESR to prepare the structural engineering designs for the proposed retaining walls, in conjunction with the project Geotechnical Engineers (Douglas Partners) and the project Civil Engineers (AT&L) who have also provided response letters pertaining to their own respective scopes.

We provide the following responses to the DPE RFI in the following table.

No.	Item	Response
1	<i>Is there a requirement for any works within any adjoining properties not owned by ESR, including earthworks, battering or anchors;</i>	<p>There are no works proposed or required within the adjoining property. All works are designed to be fully contained within the ESR land.</p> <p>The retaining walls within ESR’s land have been designed as a “top-down” cut wall comprising shotcrete and soil nails/ anchors – refer to Enclosure 1 for the general arrangement of the proposed walls.</p> <p>All retaining wall elements, including soil nails/ anchors, have been positioned within the ESR lot boundary.</p>

No.	Item	Response
		The setback of the wall varies between 2 and 16m from the boundary. The wall setback increases as the wall height increases (to 21m maximum) enabling all retaining wall elements to be within the ESR lot boundary.
2	<i>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.</i>	When the neighbouring landowners choose to develop their site, the retaining walls on ESR's land will not cause any additional constraints. The landowner will need to design to the neighbouring RL at ESR's boundary, which is the existing present-day RL boundary. They will need to undergo a similar exercise determining their development layout similar to ESR's methodology. This is standard industry practice. Therefore the design proposed by ESR is considered acceptable from an engineering and geotechnical perspective.
3	<i>The maximum height of cut retaining walls along the northern boundary.</i>	The walls vary in height from 0.6m to a maximum height of 21m. As noted above, the internal setback on ESR land between the boundary and the retaining wall increases from 2m to 16m as the height of the wall increases to ensure all elements of the wall remain within the ESR land.

We trust the information provided meets your current requirements. Please do not hesitate to contact the undersigned if clarification of any item is required.

Yours faithfully,
COSTIN ROE CONSULTING PTY LTD



MARK WILSON MIEAust CPEng NER
 Director

**ENCLOSURE 1
GENERAL ARRANGEMENT OF RETAINING STRUCTURE**



