

Our Ref: PSM4636-008L REV3

25 August 2023

The Trustee for Huntingwood Property Trust  
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Attention: Athlene Kyle

Dear Athlene

**RE: AUGUSTA STREET, HUNTINGWOOD EAST  
GEOTECHNICAL RESPONSE ON SEARS ITEM12 - GROUND AND WATER CONDITIONS**

## **1. Introduction**

PSM has been commissioned by The Trustee for Huntingwood Property Trust to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD- 36138263) for the proposed Augusta Street warehouse and distribution centre at Augusta Street, Blacktown.

## **2. Description of the site and locality**

The site is located at Augusta Street, Blacktown, within the Blacktown local government area (LGA). The site comprises multiple parcels of land and is legally described as:

- Lot 1 DP835264
- Lots 218-219 DP457024
- Lot 2151 DP135859
- Lot 2 DP516449
- Lot 163-164, 168-188 and 216 DP8716
- Lot 1 DP119616
- Lots 4-6 DP226294
- Lots 50-52 DP1144623
- Lot 7 DP803359
- Lots 6-10 DP801210
- Lot 4 DP585492
- Lot 4 DP583442
- Lot 2 DP1263824.

The site is identified in Inset 1 below.



**Inset 1: Site Boundary (source: Urbis 2022)**

Key features of the site are as follows:

- The site has frontage to the Great Western Highway and the Western Motorway of approximately 940 metres and frontage to Flushcombe Road of approximately 250 metres. Augusta Street dissects part of the western portion of the site and is vested to Blacktown Council
- Access to the site is currently available from Augusta Street which connects to Flushcombe Road to the west. Flushcombe Road intersects with the Great Western Highway, providing east-west access to the metropolitan road network, with right-in and right-out movements available via the existing signalised intersection
- The eastern part of the site slopes to the west, while the western part of the site slopes to the east, with the central low point at Blacktown Creek adjacent to the easement for water supply
- The site is affected by multiple easements and restrictions including:
  - Multiple easements up to 30 metres wide for transmission lines along the southern part of the site. The site features high voltage power lines along the southern side
  - An 10m wide easement for water supply which runs north-south within the central part of the site, with associated 9 metre wide and 3 metre wide easements for construction purposes.
- Lot 164 in DP8716 is identified as being owned by Amplitel as the land accommodates a Telstra mobile telecommunications facility which is proposed to be relocated
- The site has been cleared but is undeveloped with scattered trees across the western boundary and southern boundaries and in the north-eastern corner. Blacktown Creek runs north-south through the central part of the site with riparian vegetation along the corridor.

Key features of the locality:

- The site is approximately 34km west of the Sydney CBD and approximately 3.3km south of the Blacktown commercial centre

- The region features a mix of land uses, including residential and employment-generating activities. The Huntingwood and Pemulwuy industrial estates are located to the west and south-east
- The Prospect Reservoir is approximately 1km south of the site adjacent to the Western Sydney Parklands.

The surrounding locality is described as follows:

- North: The site adjoins the Great Western Highway. The land further to the north primarily comprises residential development including detached single and double storey dwellings. A small natural reserve known as Timbertop Reserve separates the residential development and associated landscaping
- East: The land immediately to the east of the site is vacant. The Prospect Highway is located further east, providing access to the M4 Motorway and Great Western Highway. St Bartholomew's Church and Cemetery is located on the eastern side of the Prospect Highway
- South: The M4 Motorway runs along the southern boundary of the site, with boundary landscaping providing visual screening of the site. The land on the opposite side of the Motorway comprises recreational and entertainment facilities in the form of a water park and a drive in movie theatre
- West: The land to the west comprises an animal holding facility and industrial development, characterised by large warehouse buildings.

This letter presents PSMs comment to selected Secretary's Environmental Assessment Requirements (SEARs) deliverables list as part of LOGOS Property Development Application (DA) for the development at Augusta Street, Huntingwood East. This work has been undertaken in accordance with our email dated 15 February 2022.

Item 12 of the SEARs states the following:

#### 12. Ground and Water Conditions

- Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils.
- Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on:
  - surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses.
  - groundwater resources in accordance with the *Groundwater Guidelines*.

- Geotechnical Assessment
- Surface and Groundwater Impact Assessment
- Salinity Management Plan and/or Acid Sulfate Soils Management Plan

### **3. Project Description**

#### **3.1 Brief Description**

Construction and operation of a warehouse and distribution centre development of 134,565 m<sup>2</sup> gross floor area, including four warehouse buildings, ancillary office space, office facilities, indicative warehouse fitout works inclusive of warehouse racking, on-site car parking, and associated works including excavation, landscaping, and signage.

#### **3.2 Detailed Description**

The proposed SSDA seeks approval to redevelop the site to accommodate a warehouse and distribution centre use inclusive of the following:

- Site establishment works, including tree removal, minor excavation / bulk earthworks
- Construction and operation of four (4) new warehouse buildings comprising a multi-level warehouse building on the eastern portion of the site and three single storey warehouse buildings on the western portion of the site. The warehouse buildings will include ancillary office space and indicative warehouse fit out works including warehouse racking
- The warehouse and distribution tenancies are proposed to be operated 24 hours per day, 7 days per week
- Other associated works including landscaping, at-grade car parking and general site improvements
- Business and building identification signage including wayfinding signage
- Vehicle access provided via Augusta Street and a new proposed access from the Great Western Highway
- Lot consolidation of properties.

### **4. Assessment of SEARs – Geotechnical items**

This section presents PSM response on some of Item 12 of the SEARs from geotechnical point of view.

The following documents has been provided to assist with PSM's response to Item 12:

- Bulk Earthworks Plan by Costin Roe Consulting (ref. CO13904.03-SSDA300 Issue A dated 22 June 2023)
- Cut/ Fill Plan by Costin Roe Consulting (ref. CO13904.03-SSDA310 Issue A dated 22 June 2023).

From the provided documents, PSM understands the following:

- The site is to undergo the following maximum cut and fill depths:
  - Fill: 8.7 m
  - Cut: 9.4 m.
- No basements are proposed for the development on the site.

#### **4.1 Point 1 – Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils.**

With regards to the potential impacts of the proposed developments on soil resources, we understand the details of the proposed bulk earthworks are as follows:

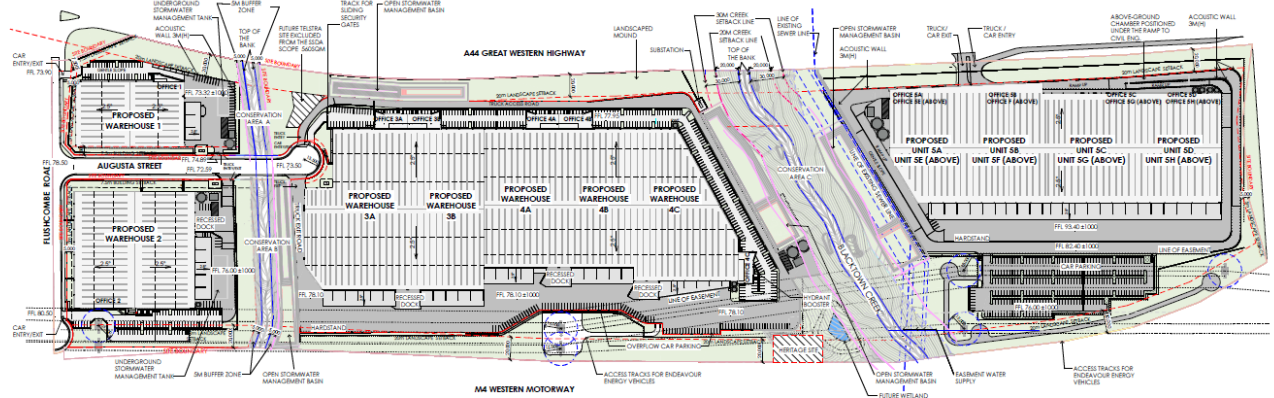
- The site is in a net cut of approximately 48,900 m<sup>3</sup>
- Maximum fill depth as part of the lot subdivision is up to 9.0 m
- Maximum excavation depth is up to 10 m.

We assess that from a geotechnical point of view the proposed development has close to no impact on the soil resource at the site. The earthworks have been completed comprising cut and fill balance on site with surplus of cut.

With regards to the impact on existing infrastructures, we note the following:

- There are high voltage transmission line across the southern portion of the proposed site and
- an existing Telstra facility is present near the eastern end of Augusta Street.

We note that the proposed warehouse developments have a 20 m setback radius from the transmission towers / stanchion. Inset 2 presents the extent of the proposed development. Given the setback distance, we expect there would be minimum impact on existing infrastructure. The contractor should consider the impact of their work on existing structures.



**Inset 2: Concept plan of proposed development**

With regards to riparian lands, we understand no developments are proposed within the Blacktown creek line, ie. Conservation Area C. We understand that appropriate erosion control will also be included during construction. We understand that the civil designer will design the stormwater system, surface gradients and landscaping requirements to control surface flows and minimise soil erosion and the effects of soil erosion on adjacent waterways. We note that the vast majority of the site will be sealed by the proposed development and appropriate surface runoff collection and disposal systems have been included in the design.

With regards to salinity, PSM have prepared an assessment of the salinity in the salinity management plan (SMP) for the site, refer to PSM4636-007L REV2, dated 29 June 2023.

With regards to acid sulfate soil assessment, we recommend an environmental consultant be engaged to undertake the assessment and provide a management plan if required.

Further comments / inputs from other disciplines (e.g. civil designer, ecologist, etc.) should be requested if required.

#### **4.2 Point 2 – Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on:**

- **Surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses.**

We note that impacts on surface water resource (quality and quantity), impacts on dependent ecosystems, drainage lines, downstream assets and watercourses, these items could be addressed by a suitably qualified person(s), (e.g. ecologist, drainage/civil designer and environmental consultant or other suitably qualified persons). These items are not considered by PSM.

**4.3      *Point 2 – Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on:***

- ***Groundwater resources in accordance with the Groundwater Guidelines.***

We note that the maximum depth for cut on site will be 10 m. Based on PSM's previous geotechnical investigations, we understand that ground water varies between 3.8 mBGL and 5.9 mBGL across the site. We note the cut level at BH3 is lower than the observed water seepage in the well.

**Yours Sincerely**



**KEN TONG LEE  
GEOTECHNICAL ENGINEER**



**AGUSTRIA SALIM  
PRINCIPAL**