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7 AUGUST 2024

Logos

Attention: Mr. Louis Towning
Level 46, Gateway
1 Macquarie Street
SYDNEY NSW 2000

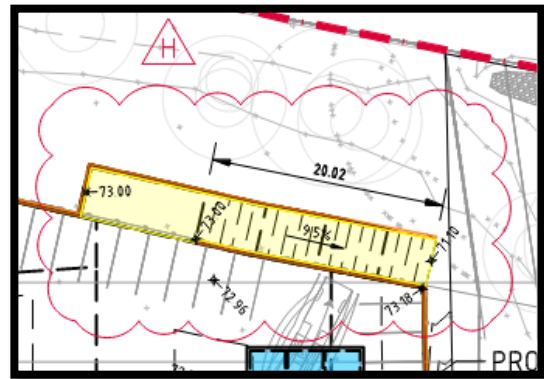
Dear Sir,

Re: Response to Submissions (RtS) - SSD- 36138263
Augusta Street Warehouse and Distribution Centre
Augusta Street, Blacktown, NSW

In response to the letter from Blacktown City Council dated 17 June 2024 referenced MC-23-00005, we provide the following responses to the Civil Engineering and Drainage matters.

Item & Response		
No	ENGINEERING ISSUES	
	BCC Comment	CRC Response
1	The infrastructure to be covered by the VPA is to be provided so that the extent of engineering works to be conditioned by this consent can be ascertained.	The infrastructure located within the boundary of both Flushcombe Road (half-road) and Augusta Street. Refer to Enclosure 1 for a sketch showing the extent discussed above.
No	DRAINAGE ISSUES	
	BCC Comment	CRC Response
1	In the submitted OSD spreadsheet, the bypass areas are not consistent with the submitted plan. The applicant must demonstrate the actual catchment areas where discharged into the OSD tank and basin and the actual bypass area to the OSD. A catchment plan shall be provided.	Reference should be made to the new drawing added to the SSDA package, CO13904.03-SSDA472, showing the OSD catchment areas. The undeveloped pervious areas are not included in the OSD calculations.

2	In the plan SSDA410, there is a low flow diversion rock wall to divert the flow into the GPT and wetland. The detail of the rock wall, including level and section, must be provided to demonstrate the sufficient flow into the GPT and wetland.	Reference should be made to new drawing CO13904.03-SSDA467 for the proposed boulder diversion wall, diverting the low flows from the upstream catchments to the proposed new GPT prior to discharge into the wetland.
3	In lot 1, the details of the proposed OSD and storm filter tank shall be provided when there is not 1.5-year ARI orifice. The details can be found in Council's Engineering Guideline for Development and WSUD Standard drawing A(BS)175M.	Reference should be made to new drawing CO13904.03-SSDA464 for the updated details of the proposed OSD and storm filter tanks when there is not 1.5-year ARI orifice in accordance with the Council's Engineering Guideline for Development and WSUD Standard drawing A(BS)175M.
4	The longitude section of the access track shall be provided to prove the gradient is not more the 10%. Also, the access track must be at least 4 meter wide.	We note the request to provide longitudinal sections of the access tracks across the site. We have provided the necessary (requested) information in the updated drawing package in the format discussed below. The drawing package has been updated to indicate the conceptual finished surface levels at both the top and bottom of each ramp/track as well as a dimension indicating the concept length of the track. Additionally, the maximum slope of each access track is shown along the tracks (see drawings C501, C502, C503, and C504). This confirms that all access tracks will comply with the maximum gradient requirement of 10%. Extraction of long sections along these access tracks will require a certain level of 3D design deemed to be a detail design item. Please refer to the example below for the format in which these ramp grades are indicated.



**EXAMPLE OF ACCESS TRACK GRADES
DEPICTION EXTRACTED FROM
DRAWING PACKAGE**

All access tracks have been revised to be 4m wide.

Refer to Enclosure 2 for drawings C501 to C504 with updated maintenance access tracks shown and clouded for ease of reference.

This letter is provided by Costin Roe Consulting Pty Ltd. Please contact the undersigned if clarification of any of the above items are required.

Yours faithfully,

COSTIN ROE CONSULTING PTY LTD

LOURENS DE VILLIERS

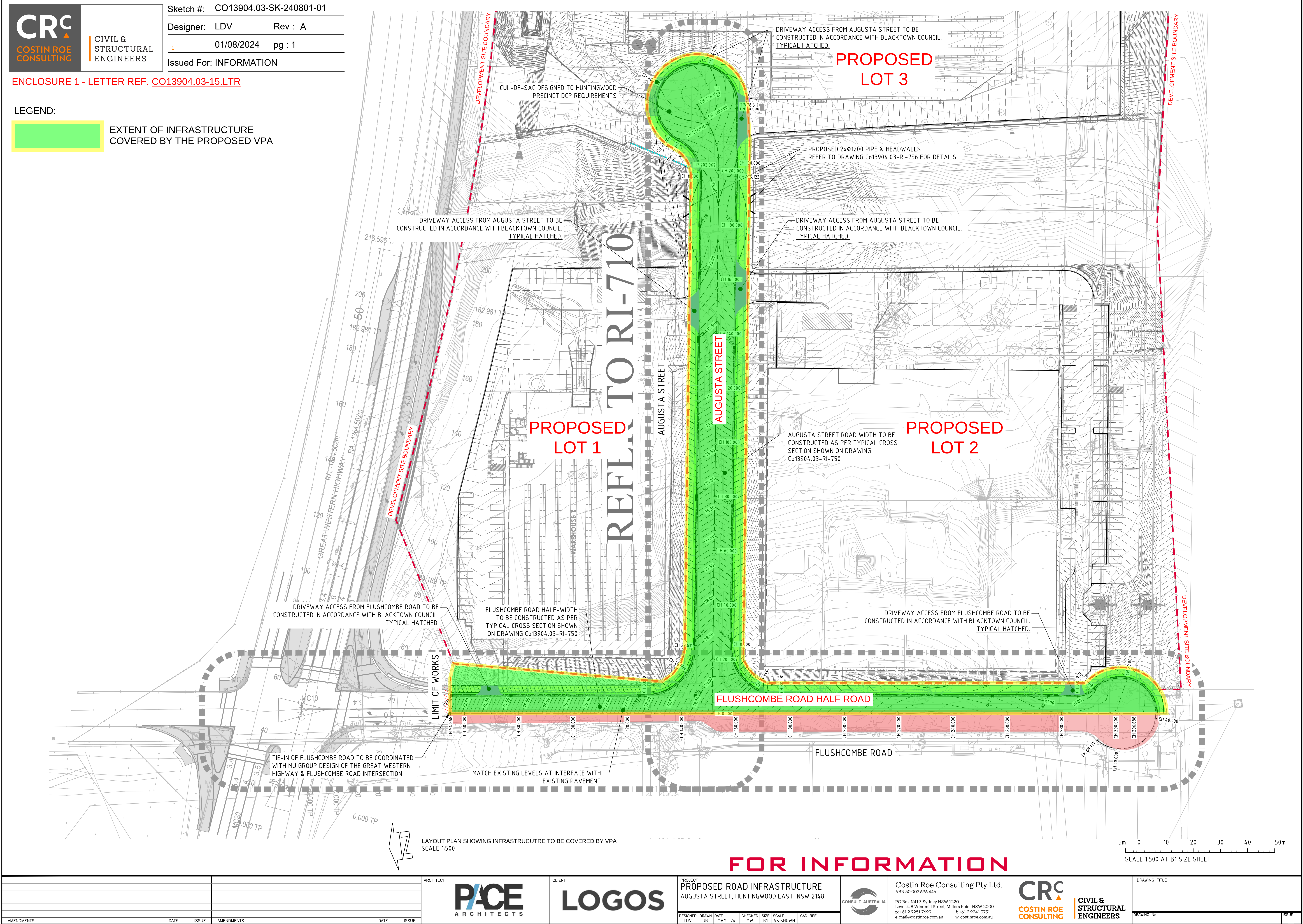
Senior Design Engineer

Enclosure 1 – Sketch CO13904.03-SK-240801-01 - Infrastructure located within VPA.

Enclosure 2 – Drawings SSDA501, SSDA502, SSDA503 & SSDA504 with access tracks

ENCLOSURE 1

CO13904.03-SK-240801-01 - Infrastructure located within VPA.



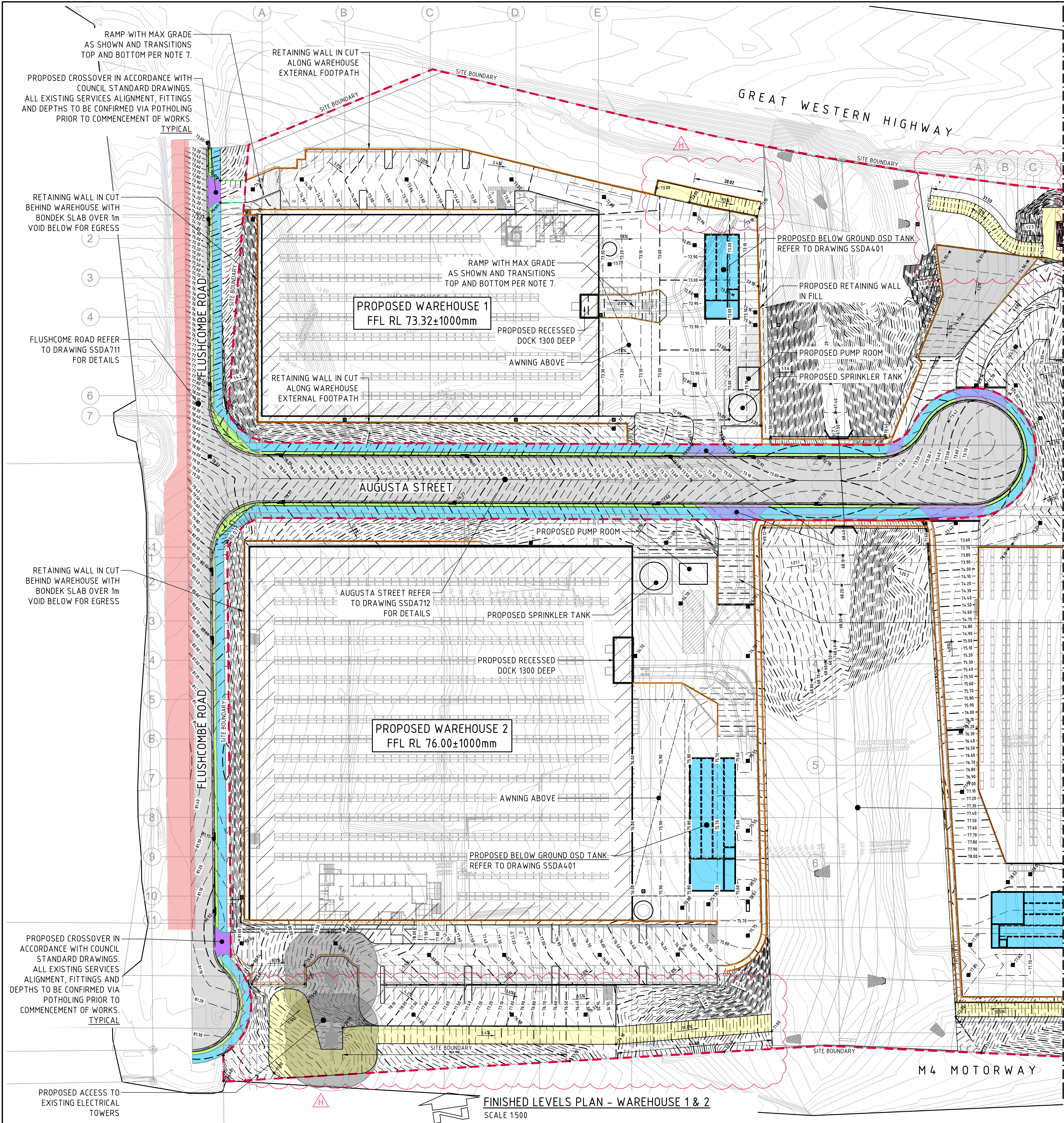
AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE	ISSUE

ARCHITECT	CLIENT	PROJECT	COSTIN ROE CONSULTING PTY LTD.
PACE ARCHITECTS	LOGOS	PROPOSED ROAD INFRASTRUCTURE AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148	ABN 50 003 696 446 PO Box N419 Sydney NSW 1220 Level 4, 8 Windmill Street, Millers Point NSW 2000 p: +61 2 9251 7699 f: +61 2 9241 3731 e: mail@costinroe.com.au w: costinroe.com.au

DRAWING TITLE	DRAWING No	ISSUE

ENCLOSURE 2

Drawings SSDA501, SSDA502, SSDA503 & SSDA504 with access tracks



RAMP WITH MAX GRADE AS SHOWN AND TRANSITIONS TOP AND BOTTOM PER NOTE 7.

PROPOSED CROSSOVER IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS. ALL EXISTING SERVICES ALIGNMENT, FITTINGS AND DEPTHS TO BE CONFIRMED VIA POTHOLING PRIOR TO COMMENCEMENT OF WORKS. TYPICAL

RETAINING WALL IN CUT BEHIND WAREHOUSE WITH BONDEK SLAB OVER 1m VOID BELOW FOR EGRESS

FLUSHCOME ROAD REFER TO DRAWING SSDA711 FOR DETAILS

RETAINING WALL IN CUT BEHIND WAREHOUSE WITH BONDEK SLAB OVER 1m VOID BELOW FOR EGRESS

PROPOSED CROSSOVER IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS. ALL EXISTING SERVICES ALIGNMENT, FITTINGS AND DEPTHS TO BE CONFIRMED VIA POTHOLING PRIOR TO COMMENCEMENT OF WORKS. TYPICAL

PROPOSED ACCESS TO EXISTING ELECTRICAL TOWERS

RETAINING WALL IN CUT ALONG WAREHOUSE EXTERNAL FOOTPATH

RETAINING WALL IN CUT ALONG WAREHOUSE EXTERNAL FOOTPATH

PROPOSED WAREHOUSE 1
FFL RL 73.32±1000mm

AUGUSTA STREET REFER TO DRAWING SSDA712 FOR DETAILS

PROPOSED WAREHOUSE 2
FFL RL 76.00±1000mm

FINISHED LEVELS PLAN - WAREHOUSE 1 & 2
SCALE 1:500

GREAT WESTERN HIGHWAY

AUGUSTA STREET

M4 MOTORWAY

BREAKLINE - REFER TO DRAWING SSDA502 FOR CONTINUATION

PROPOSED CROSSOVER IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS. ALL EXISTING SERVICES ALIGNMENT, FITTINGS AND DEPTHS TO BE CONFIRMED VIA POTHOLING PRIOR TO COMMENCEMENT OF WORKS. TYPICAL

RAMP WITH MAX GRADE AS SHOWN AND TRANSITIONS TOP AND BOTTOM PER NOTE 7.

WESTERN CREEK REFER TO DRAWING SSDA415 FOR DETAILS

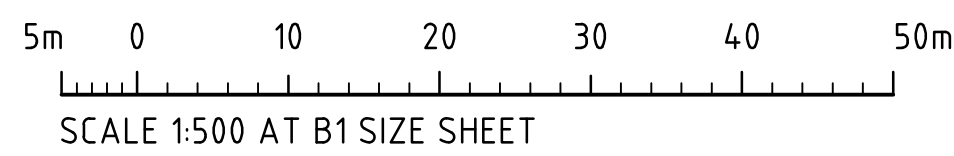
LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- EXISTING ROAD PAVEMENT
- NEW ASPHALT ROAD PAVEMENT
- FOOTPATH
- NEW VEHICLE CROSSING
- MAINTENANCE ACCESS TRACK

NOTES:

REFER TO DRAWING SSDA500 FOR FINISHED LEVELS NOTES.



FOR SSDA

ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	02.08.24	F
REVISED ARCHITECTURAL MASTERPLAN	08.03.24	E
REVISED ARCHITECTURAL MASTERPLAN	11.09.23	D
ADDITIONAL PARKING SHOWN TO WH2	10.07.23	C
ISSUED FOR INFORMATION	30.06.23	B
ISSUED FOR INFORMATION	16.06.23	A
AMENDMENTS	DATE	ISSUE

ACCESS TRACKS DETAILS PROVIDED	07.08.24	H
ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	05.08.24	G
AMENDMENTS	DATE	ISSUE

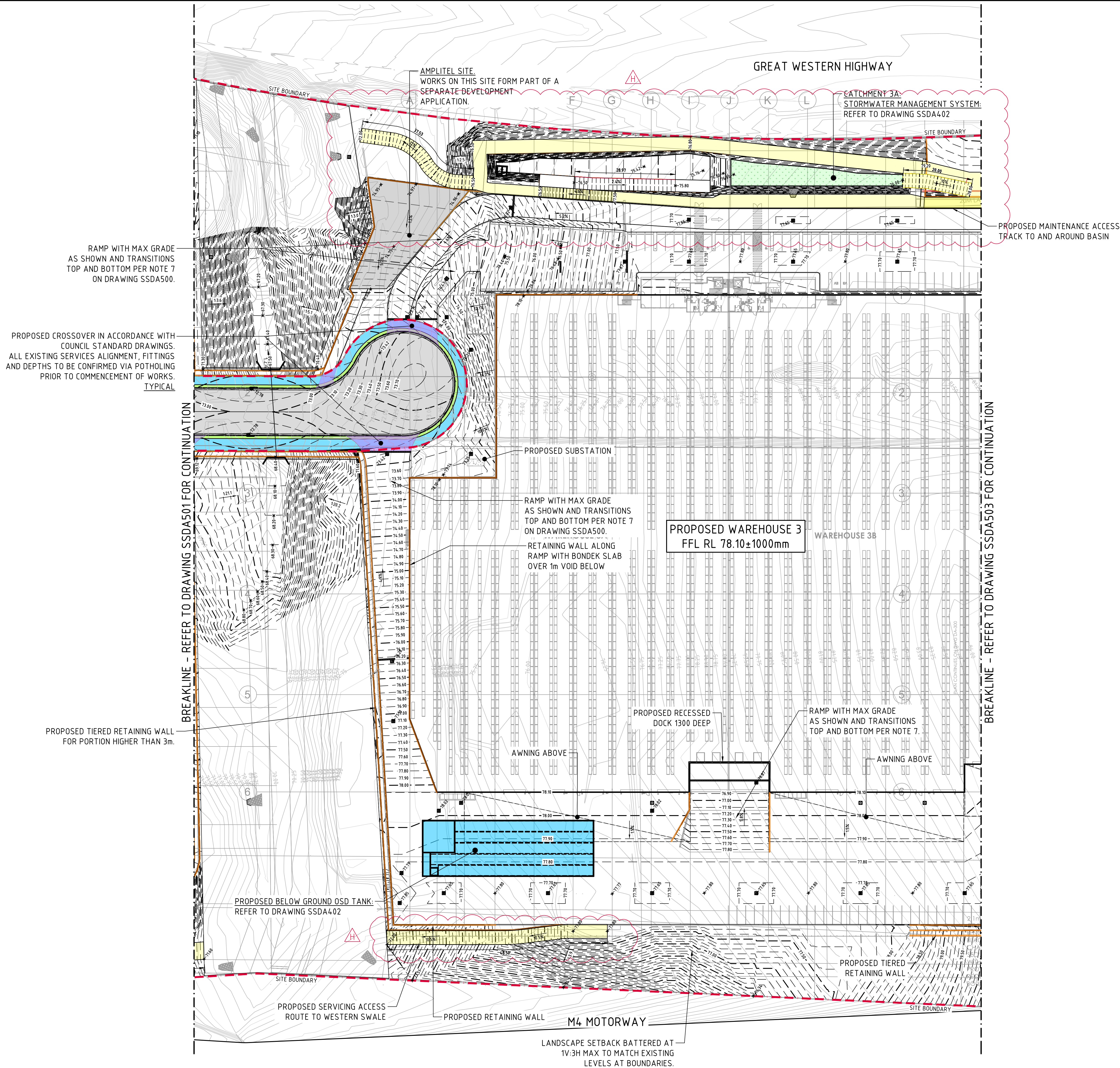
ARCHITECT	CLIENT

PROJECT	PROPOSED WAREHOUSE DISTRIBUTION AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148
DESIGNED	LDV
DRAWN	JB
DATE	JUNE '22
CHECKED	MW
SIZE	B1
SCALE	AS SHOWN
CAD REF:	C013904.03-SSDA501

CONSULT AUSTRALIA	Costin Roe Consulting Pty Ltd. ABN 50 003 696 446
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DRAWING TITLE	FINISHED LEVELS PLAN WAREHOUSE 1 & 2
DRAWING No	C013904.03-SSDA501
ISSUE	H

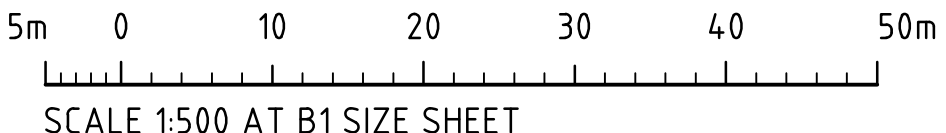


LEGEND:
LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- EXISTING ROAD PAVEMENT
- NEW ASPHALT ROAD PAVEMENT
- FOOTPATH
- NEW VEHICLE CROSSING
- MAINTENANCE ACCESS TRACK

NOTES:
REFER TO DRAWING SSDA500 FOR FINISHED LEVELS NOTES.

FINISHED LEVELS PLAN - WAREHOUSE 3
SCALE 1:500



ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	02.08.24	F	
REVISED ARCHITECTURAL MASTERPLAN	08.03.24	E	
REVISED ARCHITECTURAL MASTERPLAN	11.09.23	D	
ACOUSTIC FENCE ADDED TO WH3	10.07.23	C	
ISSUED FOR INFORMATION	30.06.23	B	
ISSUED FOR INFORMATION	16.06.23	A	
AMENDMENTS	DATE	ISSUE	AMENDMENTS

ARCHITECT
PACE
ARCHITECTS

CLIENT
LOGOS

PROJECT
PROPOSED WAREHOUSE DISTRIBUTION
AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
LDV	JB	JUNE '22	MW	B1	AS SHOWN	C013904.03-SSDA502

FOR SDA

Costin Roe Consulting Pty Ltd.
ABN 50 003 696 446

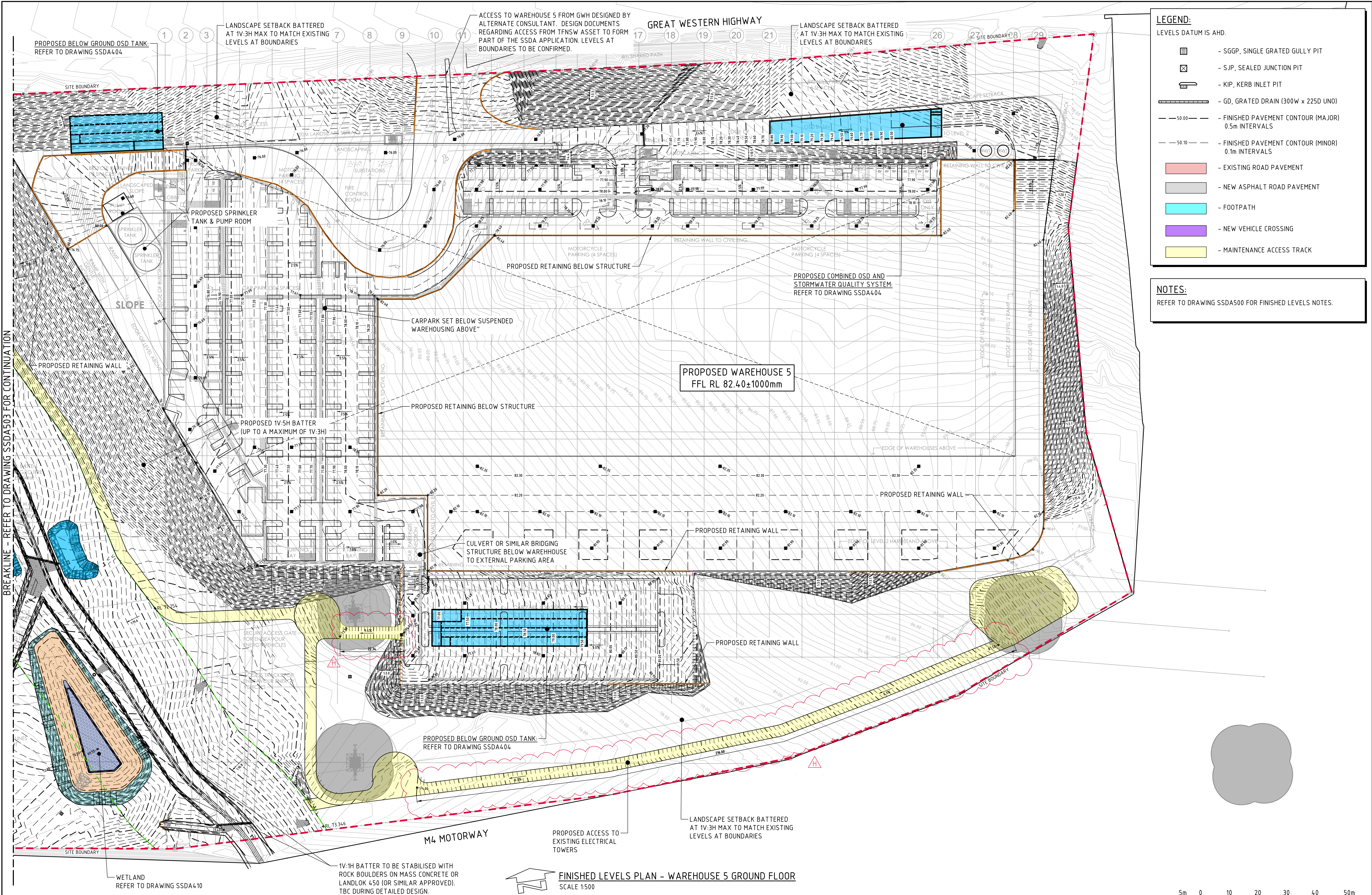
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CRC
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
FINISHED LEVELS PLAN WAREHOUSE 3

DRAWING No
C013904.03-SSDA502

ISSUE
H



ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	02.08.24	F
REVISED ARCHITECTURAL MASTERPLAN	08.03.24	E
REVISED ARCHITECTURAL MASTERPLAN	11.09.23	D
REVISED AS CLOUDED	10.07.23	C
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ISSUED FOR INFORMATION	16.06.23	A
AMENDMENTS	DATE	ISSUE

ACCESS TRACKS DETAILS PROVIDED	07.08.24	H
ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	05.08.24	G
AMENDMENTS	DATE	ISSUE

ARCHITECT	PACE ARCHITECTS
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CLIENT	LOGOS
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PROJECT	PROPOSED WAREHOUSE DISTRIBUTION AUGUSTA STREET, HUNTINGWOOD EAST, NSW 2148
DESIGNED	LDV
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CRC COSTIN ROE CONSULTING	CIVIL & STRUCTURAL ENGINEERS
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DRAWING TITLE	FINISHED LEVELS PLAN WAREHOUSE 5 GROUND FLOOR
DRAWING No	C013904.03-SSDA504
ISSUE	H