

RESPONSE TO RFI'S FOR SSDA

1953 – 2109 ELIZABETH DRIVE, BADGERYS CREEK NSW

Prepared for:

1. Richmond Bridge Burra Park 2 Pty Ltd as trustee for Burra Park Prop Trust 1,
2. UniSuper Limited as Trustee for UniSuper and UniSuper Management Pty Limited,
3. ISPT Pty Limited as trustee for The Industry Superannuation Property Trust No. 1,
4. HB&B Property Pty Ltd

30 May 2025

Ref: DRM P24.1002.V04-R03



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30 May 2025

HB&B Property Pty Ltd

Attention: Liam Donsworth

GF, 55-59 Regent Street

Chippendale NSW 2008

Email: ldonsworth@hbbproperty.com.au

RESPONSE TO RFI'S FOR SSDA
1953 – 2109 Elizabeth Drive, Badgerys Creek NSW

This letter presents a summary of responses to the request for information (RFI) addressed to Development Risk Management Pty Ltd (DRM) for the state significant development application (SSDA) for the proposed development at 1953 – 2109 Elizabeth Drive, Badgerys Creek NSW (the site). The RFIs received and DRM's responses are presented below.

Table 1: DRM's response to the RFI

Entity	RFI	DRM Response
DPHI	A Fill Management Protocol should be established to manage the required importation of non-contaminated material (i.e., VENM, ENM or a suitable material under a Resource Recovery Order/Exemption)	DRM prepared a Fill Management Protocol (ref: DRM P24.1002.V04-R01, dated 29 April 2025).
DPHI	Undertake an assessment of dam water and sediment as recommended by the DSI.	DRM collected 44 sediment samples and 41 water samples from the existing 10 dams within the site. Samples were analysed at a NATA accredited laboratory and prepared a Dam Water & Sediment Assessment report (ref: DRM P24.1002.V04-R02, dated 30 April 2025).
Sydney Water	Geotechnical Report: The location map of the test pits for salinity in missing and salinity mapping should be provided.	The comment appears to be directed to the "geotechnical report". However, DRM prepared a separate salinity report (ref: DRM P24.1002-V02b.R02r1, dated 18 October 2024) does include a test pit location plan. See page 32 of 34. With the results available we can say that at least 14% of the samples are moderately saline or higher salinity. Figure 5 of the Salinity Report (Page 33 of 347) show the distribution of moderate salinity ($E_{ce} > 4 \text{ dS/m}$) across the site. Only one test pit reported moderate salinity in the 0 to 0.5m depth range. As the salinity distribution appeared to be random, salinity mapping drawn with these results will not provide value or meaning. We note that an updated salinity management plan should be prepared prior to any major earthworks, which should include a higher frequency of testing (compared to the current 1 per 2Ha) to accurately prepare a salinity management plan suitable for earthworks

I trust this report meets your current requirements. Please do not hesitate to contact me on 0450 715 562 or nalin_desilva@drm.ltd if you have any queries.

For and on behalf of Development Risk Management Pty Ltd,

A handwritten signature in black ink, appearing to read 'Nalin de Silva', is positioned above the name.

NALIN DE SILVA

Principal Environmental Engineer

This report must be read in conjunction with the [Limitations and General Notes](#) page below.

Limitations and General Notes

LIMITATIONS

The report was prepared in accordance with the scope agreed between **Development Risk Management Pty Ltd (DRM)** and the client. The scope of services was agreed to with due consideration of a range of factors including time, budget, access and site constraints. The report is provided for the specific purpose as described in the report. The report may not contain sufficient information for purposes other than that described in the report.

The information in this report is considered accurate at the date of issue.

In preparing the report, DRM has relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and plans. DRM has not verified the accuracy or completeness of the data except as stated in this report.

The contents of this document are and remain the intellectual property of DRM. This document should only be used for the purpose for which it was commissioned and should not be used for other purposes or by other parties, unless expressly authorised by DRM. This report shall not be reproduced either totally or in part without the permission of DRM. Where information from this report is to be included in contract documents or engineering specification for the project, the entire report should be included in order to minimise the likelihood of misinterpretation.

Unless otherwise stated, the report, or sections of the report, should not be used as part of a specification for a project, without review and agreement by DRM.

The report must be read in its entirety and should be kept in its entirety without separation of individual pages or section or attachments.

DRM cannot be held responsible for interpretations or conclusions from review by others of this report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

GENERAL NOTES

Geotechnical and environmental reporting relies on the interpretation of factual information based on judgment and opinion and is far less exact than other engineering or design disciplines due to a range of uncertainties and variabilities. Geotechnical and environmental reports are for a specific purpose, development and site as described in the report and may not contain sufficient information for other purposes, developments or sites (including adjacent sites) other than that described in the report.

Subsurface conditions can change with time and can vary between test locations. Therefore, actual conditions in areas not sampled may differ from those predicted since no subsurface investigation, no matter how comprehensive, can reveal all subsurface details and anomalies. Anthropogenic impact and natural causes can also affect subsurface conditions and thus the continuing adequacy of these reports. Seasonal variations can also affect subsurface conditions. DRM should be kept informed of any such events and should be retained to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Data obtained from nominated discrete locations, subsequent laboratory testing and empirical or external sources are interpreted by trained professionals in order to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions in accordance with any relevant industry standards, guidelines or procedures.



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