

Ref: 26008955-001-L1-Rev1-HAZMAT

21 April 2026

SBA Architects Pty Ltd
Tony Salvarinas
Suite 702, 83 Mount Street
North Sydney | Cammeraygal
NSW 2060

Dear Tony Salvarinas

Subject: Hazardous Materials Survey inspection at 475 Badgerys Creek Rd, Bradfield

1. Executive Summary

This Hazardous Materials (HAZMAT) Survey letter has been prepared by Geosyntec Consultants Pty Ltd to accompany a detailed State Significant Development Application (SSDA) for the construction of a warehouse or distribution facility (as defined), referred to throughout this report as an automated distribution facility (ADC).

The land to which this report relates is referred to as 475 Badgerys Creek Road, Bradfield, which has direct interface with the Western Sydney International Airport (WSI), legally described as part Lot 102 and Lot 105 in DP 1316278. It is noted that the ADC will be located on future lots within the 475 Badgerys Creek Road landholding. For the purpose of this HAZMAT letter, reference to 'the site' will relate primarily to the area within the broader lot proposed to be developed for the ADC, unless otherwise specified.

This HAZMAT survey letter was prepared by a SafeWork NSW Licenced Asbestos Assessor (LAA). Based on the site observations during the site inspection conducted on 12 March 2026, no buildings structures, and hence no HAZMAT within building structures, are present on the site. As such, no further HAZMAT assessment is required for the site should the current site conditions remain.

It is noted that the presence of building structure debris on the ground surface, particularly asbestos containing material (ACM), was not assessed in this letter and there is the potential for such HAZMAT debris to be present on the site.

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2. Introduction

2.1 Site Description

The land to which this report relates is referred to as 475 Badgerys Creek Road, Bradfield, which has direct interface with the Western Sydney International Airport (WSI). It is noted that the ADC will be located on proposed Lots 208, 209 and 210 within the broader 475 Badgerys Creek Road, Bradfield landholding. These lots are not yet formally registered.

The broader landholding has an area of approximately 184 hectares (ha) and is subject to an approved Master Plan prepared by Inghams Property Group (IPG). The proposed ADC will be located in Stage 2 of the IPG master plan site. The application site has an area of approximately 172,000 square metres (m²). The location of the application site is presented in the appended Figure1.

The broader master plan site was formerly used for intensive poultry farming and previously contained a series of sheds and ancillary structures and an associated internal road network, which have now been demolished. Earthworks and other site establishment works have commenced across the broader IPG master plan site

2.2 Scope of Work

The aim of the survey is to confirm previous report findings that the site no building structures are present on the site. A further objective, if building structures were identified, is to identify hazardous materials (confirmed by sampling or assumed) including:

- ACM;
- Lead based paint (LBP);
- Lead in dust (LD);
- Synthetic mineral fibres (SMF);
- Polychlorinated biphenyls (PCB) in fluorescent light fittings; and
- Engineered stone.

within the structures scheduled for demolition as far as reasonably practicable.

3. Site Inspection

During the site walkover inspection completed on 12 March 2026 the following observations were made:

- The site is currently vacant and fenced off;
- The site has not significantly changed since previous Preliminary Site Investigation (PSI) (Geosyntec, 2025);
- Overgrown grass covers the majority of the site; and
- No building structures or partially demolished building structures were present on the site.

A photolog is presented in Appendix A.

4. Conclusions

Based on the site observations, no buildings structures, and hence no HAZMAT within building structures, are present on the site. As such, no further HAZMAT assessment is required for the site should the site conditions remain.

It is noted that the presence of building structure debris on the ground surface, particularly ACM, was not assessed in this letter and there is potential for such HAZMAT debris to be present on the site.

Yours sincerely

Andrew Schmidt

Environmental Engineer

Licensed Asbestos Assessor LAA002148

Revision	Details	Prepared by	Date
A	Draft Issued for Review	Andrew Schmidt	01/04/2026
0	Final	Andrew Schmidt	16/04/2026
1	Add Statement of Inclusion	Andrew Schmidt	21/04/2026

I Andrew Schmidt confirm that none of the information contained in this Hazardous Materials Survey Inspection report is false or misleading.



5. Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd ("Geosyntec") for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 2. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

Every effort has been made to locate and identify any building structures containing hazardous materials or objects containing hazardous materials. The survey was conducted without on-site supervision.

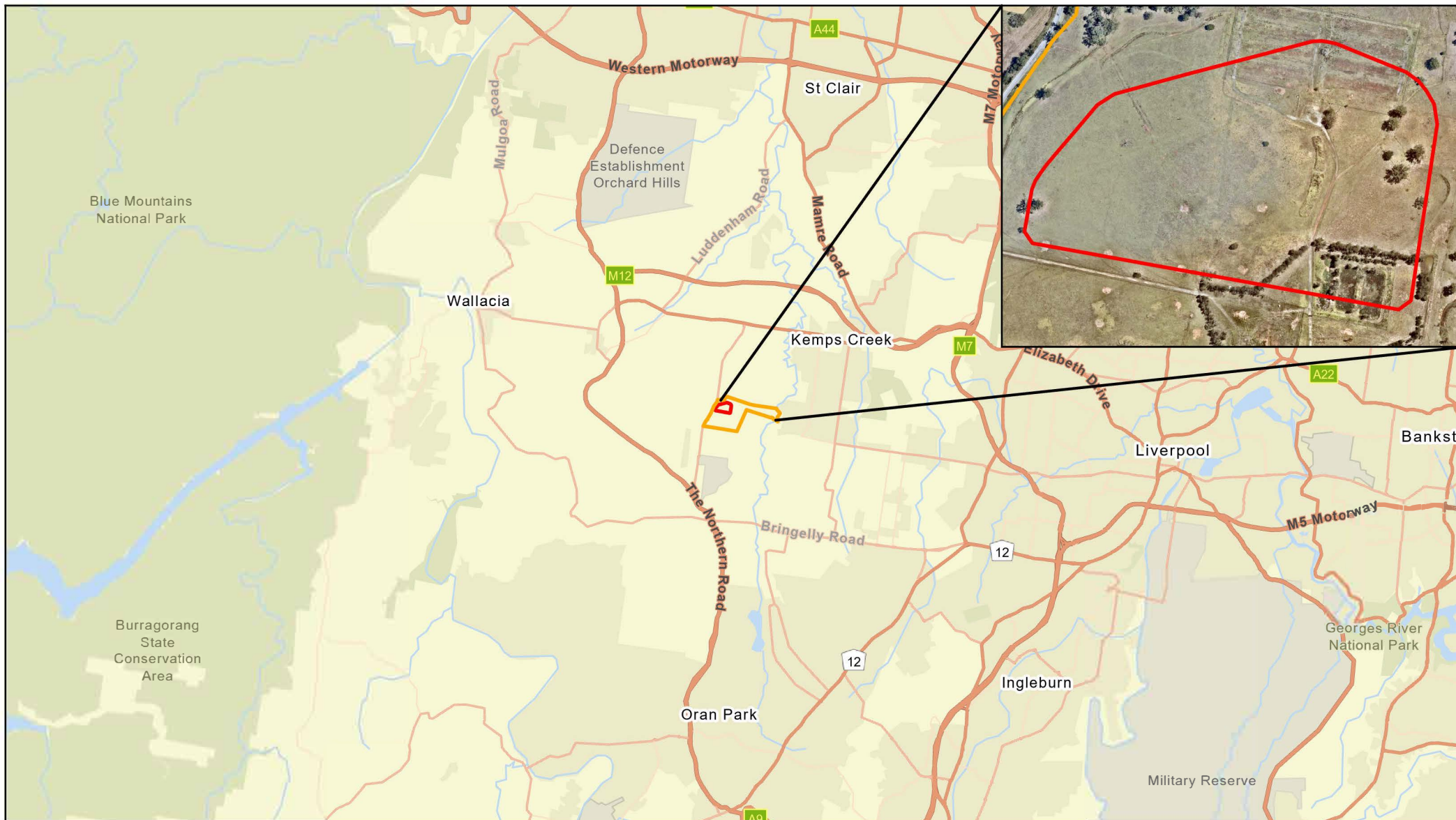
This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

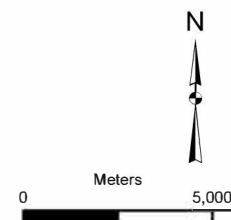
Figures

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Legend

- Approximate Site Boundary
- Property Boundary (Ingham Estate)



Site Location Map

Inghams Estate, 475 Badgerys Creek Rd,
Bradfield NSW 2556, Australia

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26008955

March 2026

Figure
1

Appendix A

Photolog





	Project Name: 475 Badgerys Creek Road, Bradfield	
	Project Location: 475 Badgerys Creek Rd, Bradfield NSW 2556, Australia	
	Client: SBA	Project Code: 26008955
	Preparer:	Reviewer:
	Report Date: 2026-04-01	Page Number: 1 of 4

Client:SBA

Project Location:475 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955



Date:03/12/2026

Lat:-33.90264

Long:150.74191

Media 1: General site condition.
South of site facing north



Date:03/12/2026

Lat:-33.90068416

Long:150.74121131

Media 2: General site condition.
North of site facing east



Client:SBA

Project Location:475 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90045263

Long:150.74099674

Media 3: General site condition.
North of site north-east



Date:03/12/2026

Lat:-33.90081

Long:150.74079

Media 4: General site condition.
North of site facing south-west



Client:SBA

Project Location:475 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955



Date:03/12/2026

Lat:-33.90267

Long:150.74128

Media 5: General site condition.
South of site facing north-west



Date:03/12/2026

Lat:-33.90258

Long:150.74027

Media 6: General site condition,
South of site facing west.

