

475 Badgerys Creek Road, Bradfield

Targeted Site Investigation

Prepared for:
SBA Architects Pty Ltd

Document Number:
26008955-001-R1-Rev1-TSI Bradfield 260421

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Geosyntec 
consultants

Quality Management

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Revision	Details	Prepared by	Reviewed by	Date
A	Draft Issued for Review	Andrew Schmidt	Evi Yapit	30/03/2026
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1	Add Statement of Inclusion	Andrew Schmidt	Evi Yapit	21/04/2026

I Andrew Schmidt confirm this Targeted Site Investigation addresses the SEARs requirement of Land Contamination and relevant State and local legislation, policies, and guidelines including Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998). I further confirm that none of the information contained in the Targeted Site Investigation is false or misleading.



SEARs Item	Report Reference
A site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), or justification for reliance upon previous investigations prepared for the site, including: • characterisation of the nature and extent of any contamination on the site and surrounding area • a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present, and a DSI is required.	Executive Summary

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Executive Summary

This Targeted Site Investigation 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 Report, 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 report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-105499958).

Laboratory testing identified the following exceedances of the adopted site criteria:

- HSL-D: Bonded ACM (Frag1 and Frag2) identified on the ground surface adjacent test pits TP101 and TP104; and
- HSL-D: Bonded asbestos at TP101_0.4-0.5 at 0.14 %w/w

Based on site observations, the asbestos impacts are localised and not widespread across the sediment pond area or the site.

The site can be considered suitable for the proposed development, subject to the preparation and implementation of a Remediation Action Plan (RAP).

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1. Introduction

1.1 Background

Geosyntec Consultants Pty Ltd (Geosyntec) was commissioned by SBA Architects Pty Ltd (SBA) to undertake a Targeted Site Investigation (TSI) at 475 Badgerys Creek Road, Bradfield, NSW (the site). The site is legally identified as part of Lot 102 and Lot 105 in Deposited Plan (DP) 1316278 and forms part of the broader Ingham Property Group (IPG) Master Plan area (the master site), shown in Attachment A, Figure 1. The master site has an area of approximately 184 hectares (ha), and the site occupies an approximate area of 17.2 ha, as shown in Attachment A, Figure 2.

This TSI has been prepared to accompany a State Significant Development Application (SSDA) SSD-105499958 for the construction of a warehouse or distribution facility at the site by an e-retailer (the proponent).

Geosyntec understand that approved bulk earthworks under the IPG Master Plan have occurred, or are planned to occur, across the broader master site, including the site, outside of the current SSDA process. The findings of this TSI are relevant to the defined site boundary as it stands during the site investigation on 12 March 2026 and are subject to the limitations described in Section 11.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 02 March 2026, specifically in relation to the requirement outlined in Table 1-1.

Table 1-1: SEARs Requirements

Item	Description of requirement
Land Contamination	A site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), or justification for reliance upon previous investigations prepared for the site, including: - characterisation of the nature and extent of any contamination on the site and surrounding area - a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present, and a DSI is required.

1.2 Proposed Development

The proponent, an e-retailer, intends to construct and operate a new automated distribution facility (ADC). The proposed ADC will function as a distribution centre for goods storage and distribution direct to offsite third-party sortation service providers.

The proposed development is described as follows:

“Construction, fit-out and operation of a warehouse or distribution facility (automated distribution centre) with associated car parking, landscaping, driveway accesses, utility service connection, minor earthworks and other related works”.

1.3 Objectives

The objective of this proposal is to prepare the required documentation for a Site Contamination Assessment in accordance with the Managing Land Contamination: Planning Guidelines by the State Environmental Planning Policy No. 55 (SEPP 55) — Remediation of Land, introduced by the NSW Department of Urban Affairs and Planning (DUAP, 1998), which covers:

- Characterisation of the nature and extent of any contamination on the site and surrounding area; and
- A Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present, and a DSI is required.

Considering the extent of investigations and remediation already completed on the master site, a Targeted Site Investigation was performed to address remaining data gaps specific to the site.

A further objective, should the contamination be identified, is to determine whether remediation will be required for the site to be suitable for its intended use.

1.4 Scope of Works

The works were completed in accordance with the National Environmental Protection (Assessment of Site Contamination) Measure (2013) (NEPM 2013) and NSW EPA (2020) Consultants Reporting on Contaminated Land guidelines. The following scope was completed:

- A detailed site inspection to make thorough observations on current use, site conditions, neighbouring uses, and sensitive receptors; identify potential areas of environmental concern; confirm the findings of previous reports; and identify any potential site changes;
- Completion of a Before You Dig Australia (BYDA) search and engagement of an accredited underground service locator to clear sample locations prior to digging;
- Completion of 8 targeted test pits (TP101-108) to delineate the extent of asbestos impacts adjacent to the former sediment pond area as outlined in the previous Targeted Soil Assessment (Senversa, 2025);
- Screening for asbestos within 10L of soil from each test pit using a <7mm sieve as outlined in Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites (WA DOH 2021);
- National Association of Testing Authorities (NATA) accredited laboratory analysis for asbestos quantification (500mL);
- Preparation of the TSI report will be prepared to assess the potential for contamination and determine whether remediation will be required for the site to be suitable for its intended use.

1.5 Relevant Legislation, plans and policies

DUAP & EPA, 1998. *Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land*

NEPM, 2013. *National Environment Protection (Assessment of Site Contamination) Measure, Schedule A and Schedules B(1)-B(9). National Environment Protection Council, Adelaide*

NSW EPA, 2020. *Consultants reporting on contaminated land: Contaminated Land Guidelines*

NSW EPA, 2022. *Contaminated Sites: Sampling Design Guidelines.*

NSW Government, 2022. Aerotropolis Precinct Plan; Western Sydney Aerotropolis DCP

NSW Government, 2023. *State Environmental Planning Policy (Resilience and Hazards) 2021*

NSW Government, 2026. *Environmental Planning Policy (Precincts – Western Parkland City) 2021*

Safework NSW, 2022. *Code of practice, How to manage and control asbestos in the workplace*

WADOH, 2021. *Guidelines for the assessment, remediation and management of asbestos contaminated sites*

2. Site Setting

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 ha and is subject to an approved Master Plan prepared by Inghams Property Group (IIPG). The proposed ADC will be located in Stage 2 of the master site. The application site has an area of approximately 172,000m². The location of the application site is presented in Figures 1 and 2, Appendix A.

The master 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 master site.

Additional Site information is in Table 2-1 below.

Table 2-1: Site Identification

Item	Details	Source
Site Description:	The Site is currently vacant land. The Site location and layout are shown in Figures 1 and 2	Site Inspection Near Map Google Website
Current Use:	Vacant	Site Inspection
Geographical Coordinates (GDA2020 – MGA56):	Approximate centre of the Site: Easting: 291183 Northing: 6246439	SIX Maps
Local Government Area:	Liverpool City Council	SIX Maps
Zoning – Existing:	ENT – Enterprise.	NSW Planning Portal Spatial Viewer

2.2 Surrounding Land Use

The land use immediately adjoining the Site is shown in Figure 2. Information on surrounding land use was obtained from Nearmap Australia Pty Ltd (Nearmap), Lotsearch Pty Ltd (Lotsearch) report (reference LS089836 EP, dated 30 July 2025; Appendix F), site inspection, and internet searches. The Site surrounds are described in Table 2-2.

Table 2-2: Surrounding Land Use

Direction	Details
North	ENT - Enterprise to the adjoining north, then ENZ - Environment and Recreation surrounding the Badgerys Creek and followed by SP2 – Infrastructure to the further north and northwest. North of the Site is observed to be vacant land used for grazing. PGH Bricks quarry is located northeast of the Site, and Western Sydney Airport is located further northwest of the Site.
East	ENT - Enterprise. Vacant land for grazing of cattle (owned by Ingham Property Group). Previous land use is poultry breeder farm. South Creek is located further east, followed by a mixture of agricultural land and rural residential properties.
South	ENT - Enterprise. Cut and fill earthworks occurring for the development of an Aldi distribution centre.
West	ENT – Enterprise. Vacant land (owned by Ingham Property Group) followed by Badgerys Creek Road. Elford Group quarry is located west of Badgerys Creek Road.

2.3 Geology, Hydrogeology, and Hydrology

The site's geology, hydrogeology and hydrology is summarised in Table 2-3.

Table 2-3: Geology, Hydrogeology and Hydrology

Item	Details	Source
Topography and Drainage:	The Site is located at an elevation of between 62-74 metres Australian Height Datum (m AHD). The Site has a high point ridge at the southeastern portion, resulting the majority of the Site sloping downwards to the west, north, and northeast. Given the Site's topographical setting and vegetative surface, surface water is expected infiltrate. Overland flow is likely towards the creeks located to the west and east (Western Riparian Creek and Central Riparian Creek, Figure 2), then discharges northward to Badgerys Creek, located to the north of the Site. Surface water from overland drainage is also captured by the drained sediment ponds located southeast of the Site.	Lotsearch Report, Google Earth Imagery, Site observations, PSI Geosyntec (2025)
Geology Map Conditions:	Based on a desktop review of the obtained geological information, the Site is underlain by Bringelly Shale of the Wianamatta Group, typically characterised as shale, carbonaceous claystone, laminite, lithic sandstone, and rare coal.	Lotsearch Report
Soil Map Conditions:	The Site is underlain by Kurosol. Natural soils within the Site are typically characterised as hard acidic red soils with hard neutral and acidic yellow mottled soils.	Lotsearch report
Acid Sulfate Soils:	The Site is situated within an area of extremely low probability of occurrence, 1-5% chance of occurrence with occurrences in small, localised areas, according to The Atlas of Australian Acid Sulfate Soils (ASS).	Lotsearch report
Salinity:	The Site is located within a moderate to high salinity area.	NSW Department of Planning, Industry and Environment, eSpade v2.2
Location of Fill Materials:	A large stockpile approximately 120 m long, 10 m wide and 2 m high is located in the central portion of the Site, south of the former poultry farm footprint. This stockpile is reported to be associated with the former farms. Stockpile material was assessed and deemed suitable for onsite reuse (Senversa, 2024).	Lotsearch Report, Site observations, PSI Geosyntec (2025)

Item	Details	Source
	Fill materials may have been used during the development of the former poultry farms and farmsteads.	
Summary of Registered Groundwater Bores within 1.0 km: radius	There are 10 groundwater bores were registered within 2 km radius of the Site. The purposes of these wells include monitoring, commercial and industrial. The wells range in depth from 23.93 to 32.98 m. In addition, 12 groundwater monitoring wells were installed within Ingham Estate property, as part of DSI (Senversa, 2024). None of the 12 groundwater monitoring wells were located within the Site. The wells are located within 2km radius of the Site.	Lotsearch Report, PSI Geosyntec (2025)
Use of Water Abstraction within 2.0 km radius of Site:	Water abstraction is not apparent at or within 2 km of the Site.	Lotsearch Report, PSI Geosyntec (2025)
Depth to Groundwater:	There are 2 groundwater bores within 1 km radius that have reported standing water levels (SWLs) of 6.8 and 8.5 metres below ground level (mbgl), located at 130 m and 281 m to the west of the Site, respectively. The 12 groundwater bores installed as part of the DSI (Senversa, 2024) reported SWL ranging from 1.7 to 8.65 metres below top of casing (m bTOC).	Lotsearch, PSI Geosyntec (2025)
Anticipated Direction and Rate of Groundwater Flow:	Based on local topography and hydrology, the regional groundwater is expected to flow in a northerly direction toward Badgerys Creek, located approximately 150 m north of the Site. The rate of flow has not been ascertained as part of the PSI and remained unconfirmed in this investigation.	Lotsearch, PSI Geosyntec (2025)
Nearest Water Body:	Badgerys Creek is located approximately 150 m north of the Site and flows in a northerly direction. It is reported not to be used recreationally. South Creek is located approximately 1.2 km east of the Site, and flows in a northerly direction. There are some drainage channels on the parent property, which the IPG representative has identified as the Central Riparian Creek and Western Riparian Creek. These drainage channels are ephemeral and are situated outside the Site boundary, approximately 75 m to the east, and 160 m to the west, respectively.	Lotsearch, PSI Geosyntec (2025)
Direction of Surface Water Run Off:	The Site has a high point at the southeastern portion and slopes downward towards the western and central portions of the Site. Overland flow is likely towards the riparian creeks located to the west and east, then discharges to Badgerys Creek to the north of the Site. Surface water from overland drainage was also captured by sediment ponds located southeast of the Site.	Lotsearch, PSI Geosyntec (2025)
Preferential Water Courses:	No formal stormwater network was observed onsite. Surface water runoff is expected to infiltrate into the grassy surface. Overland flow is likely towards the riparian creek to the west of the site.	PSI Geosyntec (2025)
Background Water Quality:	The local groundwater borehole data did not contain background water quality information. Senversa conducted groundwater sampling in 2021 at targeted locations adjacent to the Site following remediation works. Concentrations of select heavy metals in groundwater (chromium, copper, nickel and zinc) exceeded ecological criteria, with nickel concentrations above the drinking water criteria. In addition, formaldehyde concentrations also exceeded the Drinking Water Guideline (DWG) in 2 of the monitoring wells. Wells are located outside the site boundary but within the parent property.	Senversa 2021, PSI Geosyntec (2025)

3. Site History

3.1 Summary of Site Use

A summary of the information on Site history is provided in Table 3-1 below. The majority of the information was obtained from the Lotsearch Report, Nearmap, historic reports, and publicly available website. Information from the Site Inspection is also included where possible.

Table 3-1: Summary of Site History

Item	Details
Summary of Previous Land Use & Chronological List	The Site appeared to be vacant or grazing land until it was partially developed as a poultry breeding farm in the 1960s and 1970s. It was vacated in 2018 and appears to have remained largely unchanged since then. It is understood that the bulk earthworks, under the approved IPG Master Plan, have been undertaken separately on the site, outside of the current SSDA process.
Council Records:	A search of Liverpool City Council records identified development applications related to demolition and construction works at 475 Badgerys Creek Road from 2022 to 2025. The development applications include the construction of a single-storey commercial premises for IPG (status: withdrawn), the demolition of an existing road pavement to allow for the construction of a roundabout and associated engineering infrastructure, and a public art concept development application for Ingham Property Group.
Complaint History:	No complaint history was found in the search of the public records. This information was confirmed during the Site interview.
EPA Public Records:	No property was listed on the NSW EPA Contaminated Land Public Register within a 1 km radius of the Site. Based on a review of the NSW EPA Register under the Protection of the Environment Operations (POEO) Act 1997 (NSW), the Site is not subject to an environmental protection licence (EPL). Three (3) properties within a 1km radius of the Site were subject to an EPL: - EPL 684: PGH Bricks & Pavers Pty Limited, located approximately 200 m northeast of the Site, for ceramics production, land-based extractive activity, and mining for minerals. - EPL 20498: Elford Group Pty Ltd, located approximately 150m west of the Site, for land-based extractive activity, waste storage - other types of waste, and recovery of general waste. - EPL 21247: Metro Trains Sydney Pty Ltd, located approximately 800 m southwest of the Site, for railway systems activities.
Clean-up, Penalty Notices and Orders.	Based on a review of the NSW EPA public register under the POEO Act 1997 (NSW), four (4) properties/individuals within 2km of the Site were subject to a penalty notice: - Boral Bricks Pty Limited, located approximately 200m northeast of the Site at 235 Martin Road, Bradfield, NSW 2171. - Elford Group Pty Ltd, located approximately 150m west of the Site, at 320-400 Badgerys Creek Road, Bradfield, NSW 2171. - Xpress Transport Solutions Pty Ltd, located approximately 1.9km east of the Site, at 50 Victor Avenue, Kemps Creek, NSW 2178. - Mahmoud Tellaoui (individual), located approximately 1.9km east of the Site, at 1055 Fifteenth Avenue, Kemps Creek NSW 2178. There were no penalty notices for the Site. Based on a review of the NSW EPA public register under the POEO Act 1997 (NSW), six (6) properties/individuals within 2km of the Site were subject to a clean-up notice: - PGH Bricks & Pavers Pty Limited, located approximately 200m northeast of the Site at 235 Martin Road, Bradfield, NSW 2171.

	- Bethlehem Pty Ltd, located approximately 150m west of the Site, at 320-400 Badgerys Creek Road, Bradfield, NSW 2171. - Ali Abdulrahman (individual), located approximately 150m west of the Site, at 320-400 Badgerys Creek Road, Bradfield, NSW 2171. - Xpress Transport Solutions Pty Ltd, located approximately 1.9km east of the Site, at 50 Victor Avenue, Kemps Creek, NSW 2178. - Victor Van Der Klooster (individual) located approximately 2.0km east of the Site, at 20 Victor Avenue, Kemps Creek, NSW 2178. - Mahmoud Tellaoui (individual), located approximately 1.9km east of the Site, at 1055 Fifteenth Avenue, Kemps Creek NSW 2178. There were no cleanup notices for the Site.
Other Public Records	One property was listed under the National Waste Management Facilities Database: - Elford Group Pty Ltd, located at 320-400 Badgerys Creek Road, Bradfield, approximately 150m west of the Site. - No properties within 1km of the Site are listed as Former Gasworks Sites. - No properties within 1km of the Site are listed as National Liquid Fuel Facilities.
Summary of Aerial Photographs (on Site and adjacent Sites):	Current and historic aerial photographs from 1949 to 2025 were reviewed to identify major land use changes both on and adjacent to the Site. Notable findings from the aerial photograph review are summarised as follows: 1949: The Site appeared to be vacant land with sparsely wooded pastures. The surrounding areas within the Ingham Estate property boundary appeared to be similar to the Site. There were some farms evident to the north and south. Badgerys Creek Road was apparent to the west of the Site. 1955 and 1956: The Site and surrounding areas appeared to be similar to the previous 1949 imagery. 1961: The Site appeared to be similar to the previous 1955 and 1956 imagery. Some farmland and small structures were developed in the surrounding areas to the north and south of the Site. 1965: A pad had been constructed at the northern portion of the Site, likely for subsequent construction of poultry sheds. Poultry sheds had been constructed to the east of the Site. Additional pads and a large number of tracks were apparent to the south and east of the Site. Several small buildings were constructed around the pads and poultry sheds within the Ingham Estate property boundary. Some minor farming development observed to the north and further south of Site had occurred. A building in the place of the former poultry rendering plant is present approximately 70m south of the Site. Drainage pathways are visible leading into the Central Riparian Creek, indicative of uncontrolled discharge from the building. 1970: The northern portion of the Site appeared to be under construction for poultry sheds. Five sheds are visible. Five ponds were present to the southeastern portion of the Site. A track was observed at the eastern portion of the Site with a north-south direction leading to the poultry farm area. The surrounding area to the east and south of the Site were developed with more poultry sheds and small buildings, and the tracks were more evident. The areas to the adjacent north of Site appeared to be more established, while no major changes were observed to the further south of the Site. 1978: Eight poultry sheds were constructed on a pad at northern portion of the Site. An additional pond was constructed adjacent to the existing dams at the southeastern portion of the Site. Two more tracks were observed in the central portion and eastern boundary of the Site. Additional construction of poultry sheds to the east and south of the Site were also completed, with each pad housing eight sheds. Minor tree clearance was observed around the poultry sheds. A large property was under development to the northeast of the Site, featured with a large warehouse structure and several smaller sheds. Large areas of excavation (likely to be quarry activities) were also visible. Rural properties to the northern surroundings continued to become more established. 1982: The Site appeared to be similar to the previous 1978 imagery. The surrounding areas remained largely unchanged, except for the property to the northeast which appeared to have expanded the excavation areas. 1986: The Site and surrounding areas appeared to be similar to the previous 1982 imagery. 1991: A hedgerow or trees were present to the southeastern boundary of the Site, surrounding the operations buildings and dams and delineating the building to the south of the Site from the

	rest of the farmland. The property to the northeast appeared to be more developed, with a large dam evident and further excavation visible. Rural properties to the northern and southern surroundings became more established. 1994: The Site and surrounding areas appeared to be similar to the previous 1991 imagery. 2002: The Site appeared generally similar to the 1994 imagery. The northeast neighbouring site had expanded, with the dam having been in-filled and the excavation having become visibly deeper. 2014: The Site appeared to be unchanged comparing to the 2002 imagery. The northeast neighbouring site had two dams present in the quarried area and excavation activities appeared to be reduced. 2018 (Nearmap): The poultry sheds and associated structures onsite and on adjacent farmland within Ingham Estate property boundary were demolished. The quarry site to the northeast had an additional dam to the east of the site. Another quarry site (Elford Group) was developed to the west of the Site, with large areas of excavation observed. 2025: The footprint of former poultry sheds has been re-vegetated. An electrical substation was developed to the south of the Site. Earthworks activities were present to the northwest of the Site, and the Western Sydney International Airport was developed to the further northwest of the Site. The surrounding areas further away appear more established with more residential and commercial/ industrial properties.
SafeWork NSW Dangerous Goods Licenses / Underground Storage Tanks (USTs) / Aboveground Storage Tanks (AST) present:	A Dangerous Goods search was not completed as part of the assessment. Senversa (2024) performed a dangerous goods search for property at Ingham Farm, which noted the following with regard to fuel storage: Liquified petroleum gas canisters (750 kg): Six depots were recorded within the master site, one at each of the poultry farms, with the exception of the farm located further east. Each depot was licensed to hold one 7500 L aboveground tank for storage of propane. The most recent licence application for the propane tanks was submitted in 2006 and there were no records after this included in the search results. Petrol storage: A roofed store with an 800 L above-ground tank for petrol was located near to the front entrance adjacent to the southwest poultry farm. The last licence application for the tank was submitted in 2006; there were no records after this included in the search results. A facsimile was included in the search results, issued by Inghams in June 1995. The document confirmed that a 17,900 L underground storage tank was removed by Mobil. No information on the location of the tank or further information on the removal and disposal of the tank was included in the document. Paraformaldehyde: A roofed store containing a 1500 kg tank for storage of paraformaldehyde was located near to the front entrance adjacent to the southwest poultry farm. The last application for the tank licence was in 2006; there were no records after this included in the search results.
Description of historic Manufacturing / Industrial Processes and Location:	The Site has been used for agricultural purposes from early 1900s to 1960s. Inghams Enterprises Pty Ltd acquired the Site in the 1960s, and since then the land was used for poultry breeder production and grazing stock until 2019. One of the seven poultry farms was located in the northern portion of the Site, while the other six were located to the east and south of the Site. A rendering plant was located to the south of the Site.
Inventory of historic Chemicals and Wastes and their Location(s):	There was no inventory of chemicals identified on the Site. Based on Senversa (2024) report and land use history, the Site is likely to contain organic rich waste material. Historical chemical storage related to ASTs and USTs were presented above under dangerous goods section.
Product Spill and Loss History:	There is no record of previous spills or loss at the Site.
Discharges to Land, Air & Water:	Information regarding discharges to land and air were not provided. There is no record of discharges to land, air, or water.

Historic Sewer and Service Plans:	Service plans were not reviewed as part of this investigation. No underground services are present on site, and there is no record of historical sewer infrastructure.
Local Site Knowledge:	The Site has been used for agricultural purposes since it was transferred from Crown Land in the early 1900s. Inghams Enterprises Pty Ltd acquired the Site from 1960s, and since then the land was used for poultry breeder production and grazing stock until 2019. The Site was vacated and demolished circa 2019.
Local Literature Review:	A search of the Liverpool City Council records was conducted. The Ingham Estate property was under the IPG Badgerys Creek Road Master Plan. The master plan is made up of four key land uses which include enterprise and light industry, business and enterprise, and employment zone centres.
Historic Permits, Licenses and Approvals:	Based on a review of the NSW EPA Register under the Protection of the Environment Operations (POEO) Act 1997 (NSW), three (3) businesses within 1 km of the Site have licensed activity. One business within 1 km of the Site has delicensed activities still regulated by the EPA: Delicensed: Novartis Animal Health Australasia Pty Limited had a license to generate and store hazardous, industrial or Group A waste located 486m east Seven (7) businesses within 1 km of the Site have former licensed activities including bird accommodation at the Ingham Estate property, now revoked or surrendered.
Historical Mining and Exploration Titles	Two (2) current mining and exploration titles were identified within 1 km of the Site: - PGH Bricks & Pavers Pty Limited, located approximately 200m northeast of the Site, for minerals – clay/shale. The title was granted in 2018 and expires in 2031. - Elford Group Pty Ltd, located approximately 150 m west of the Site, for minerals – clay/shale. The title was granted in 2016 and expires in 2037. Thirteen (13) historical mining and exploration titles were located in the same area of the Site. Eleven (11) of them ended from 1968 to 2019 and were for minerals, coal, and petroleum. No title start or end date was provided for the rest two (2) titles.
Integrity Assessment	Reviewed sources of information were in general agreement. This degree of consistency suggests that the historic assessment described above has an appropriate level of accuracy. Supporting records are included in the Appendices.

3.2 Previous Investigations

The Site and the master site have been subject to environmental and geotechnical assessments through an extensive Master Plan planning process with the Department of Planning, Housing, and Infrastructure (DPHI). The technical reports relevant to the Site are available on the DPHI Planning Portal under the 'Exhibited Documents' section.

(<https://pp.planningportal.nsw.gov.au/draftplans/made-and-finalised/ipg-badgerys-creek-road-master-plan>)

Previous environmental investigations prepared for the master site relevant to the site are summarised in Table 3-2.

Table 3-2: Previous Investigation Summary

Report	Objectives, scope and findings
Preliminary Site Investigation 475 Badgerys Creek Road, Badgerys Creek, NSW, (Sensversa, 2020)	- The objective of this PSI was to identify areas of potential concern based on historic and current practices at the master site, and if present, whether contamination of those areas poses a potentially significant risk to human health or ecological receptors; - The scope of the work included desktop study, site inspection, data evaluation, and reporting; - The PSI identified asbestos containing material (ACM) in the shed footprints that would require remediation and offsite disposal. It was recommended that a detailed intrusive

	site assessment be undertaken at each of the farm areas and the administration building area (located at southwest portion of the parent IPG property) following completion of the asbestos remediation. In addition, a remediation action plan should be prepared for the master site if contamination is identified as present.
Geotechnical Site Investigation Report - IPG Badgerys Creek, (Stantec, 29 September 2022)	• The objective of this report was to provide IPG with geotechnical advice on the in-situ subsurface conditions expected to be encountered, for the proposed development works at the master site; • The scope of the work included drilling and geotechnical logging of 55 boreholes, assessing groundwater and soil conditions, excavatability of material, stability of cut and fill batters, and retaining wall design considerations; • Borings did not identify fill materials. Topsoil was identified in the top 0-0.1 m over residual soils; • The report concluded that typical concept footings, such as both shallow and deep footing systems, may be adopted for various structures across the master site.
Asbestos Management Plan 475 Badgerys Creek Road, Badgerys Creek NSW (Senversa, 9 November 2023)	• An Asbestos Management Plan (AMP) for the master site briefly summarised the known asbestos occurrence at the master site and outlined the procedures and control measures to be implemented should asbestos be encountered during development works.
Badgerys Creek Environmental Report 475 Badgerys Creek Road, Badgerys Creek NSW, (Senversa, 17 June 2024) (Senversa, 2024)	• The objective of this report was to assess the master site for the presence of soil and/or groundwater contamination, remediate where necessary, and validate the master site as suitable for the proposed use. The report was intended to assist with closing out the EPL licence for the master site and ending the master site's regulation under the <i>Protection of the Environment Operations Act 1997</i>. • The scope of the work included an intrusive soil and groundwater assessment undertaken in two stages across the Ingham Estate property. The soil investigation comprised excavation of 192 test pits, surface soil sampling, and mould sampling. A total of 12 groundwater monitoring wells were installed, and 2 rounds of the monitoring program were conducted. Monitoring wells are included in Figures 2 and 3. Remediation and validation works were completed at the former poultry farms and workshop area. • Laboratory analysis results reported a limited number of samples exceeding the ecological-based criteria for nickel (eight samples), zinc (two samples) and benzo(a)pyrene (two samples), and ACM were found in soil at multiple poultry farms. For groundwater, heavy metals (chromium, copper, nickel and zinc) exceeding ecological criteria were found in the majority of groundwater wells, and nickel concentrations in two wells also exceeded drinking water criteria. In addition, formaldehyde measured in July 2021 in samples from two groundwater wells (MW01 and MW12) [0.6 mg/L for both wells] exceeded the drinking water guideline (DWG) (0.5 mg/L). These are located approximately 250m and 400m south (presumed upgradient) of the master site. Formaldehyde was detected in all other wells below criteria, except for the upgradient well MW2. In a sampling event in November 2021, concentrations were below criteria. Senversa cites the half-life of formaldehyde for the reduction in concentration. • Monitoring wells MW03 and MW04 located to the north and south of the master site, reported concentrations of nickel (0.021 and 0.037 mg/L, respectively) above adopted the drinking water guideline (DWG) (0.02 mg/L). • Areas impacted by friable asbestos were excavated, and the material was disposed to landfill. ACM fragments were emu picked, and the corresponding areas were validated through visual clearances. • Building footprints for Farm 1 and Farm 2 were cleared by a Licence Asbestos Assessor (LAA). The subject Master site contains part of Farm 2. The material was then scraped and stockpiled in the centre of the master site for validation. Three locations exceeded the adopted asbestos criteria during validation sampling. The sections of the stockpile containing these exceedances was disposed offsite. The remaining material was deemed suitable for use onsite. • The reported concluded that the master site is suitable for the proposed commercial/industrial use based on the site assessment results and various stages of

	remediation and validation. An AMP was prepared to account for potential residual asbestos remaining on master site.
Targeted Soil Assessment – Former Sediment Ponds 475 Badgerys Creek Rd, Bradfield NSW 2555, (Senversa, 31 July 2025)	- The objective of this work was to assess the contamination status of sediment within the sediment ponds and underlying soil located at the southeast portion of the master site, with the majority of this area being included in the site. This work aimed to assess the suitability of the material for on-site reuse or provide a preliminary waste classification should the material not be suitable to remain on site and require disposal. - The scope of the report included excavation of 17 test pits across the dam area, followed by characterisation of the fill and natural material. - The investigation concluded that fill material exceeded ecological criteria for copper, zinc and TRH fractions; however, results were below human health criteria for commercial/industrial land use. Natural material samples were reported below both ecological and human health criteria. - During the investigation, ACM fragments were observed on the surface at TP08 and in the fill of TP09, which was removed as asbestos waste. Further delineation of the extent of asbestos was recommended. - The remaining areas adjacent the sediment pond area, despite ecological exceedances, were considered suitable for onsite reuse as the proposed development would involve would be covered with hardstand material.
Preliminary Site Investigation – 475 Badgerys Creek Road, Bradfield, NSW 2556 (Geosyntec, 15 August 2025)	- The objective of the PSI was to provide a site-specific preliminary investigation for the site, including: - The scope of work included: - A detailed review of historical reports and relevant environmental regulatory body registers, and other relevant geological, soil, and hydrogeological maps - A site inspection to make observations on current use, Site conditions, neighbouring uses, and sensitive receptors and to identify potential areas of environmental concern. - The findings included: - A portion of a former poultry farm footprint was present in the northern portion of the Site. This area was remediated and validated by Senversa in 2021. The material from the poultry farm footprint was stockpiled in the centre of the Site. Following validation and removal of the sections that exceeded site criteria, the remaining stockpile was deemed suitable for commercial/industrial use. - A portion of the former poultry farm (Farm 2) footprint is located in the northern portion of the Site. The Senversa DSI (2024) reported the contaminants of potential concern below the adopted site criteria for human health, with the exception of asbestos. The asbestos impacted material was either disposed of off-site or was remediated and deemed suitable for onsite reuse. - A former poultry processing facility and rendering plant is located upgradient approximately 70 m south of the Site. A groundwater assessment was completed by Senversa as part of their DSI (2024). The analytical results from the two wells nearest to the Site had detectable concentrations of contaminants of potential concern (formaldehyde, metals) below the adopted human health criteria, with some minor exceedances of ecological criteria for heavy metals. MW03 is located adjacent to the east of the former poultry processing facility and south of the Site, and MW04 is located approximately 25 m north of the Site.

Based on the above reports, the master Master Plan Site had been remediated and was deemed suitable for commercial/industrial site use. Potential for residual asbestos was noted in the environmental report (Senversa, 2024), and an Asbestos Management Plan (AMP) was prepared for the master site, including an Unexpected Find Protocol (UFP) outlining the procedures should asbestos be identified during development works.

Bulk earthworks under the IPG Master Plan have occurred, or are planned to occur, across the master site, including on the site, outside of the current SSDA process.

One large stockpile is present on the site, which has been remediated and is considered suitable for on-site re-use. No building structures remain on the site.

The Targeted Soil Assessment (TSA) in the former sediment pond area visually identified bonded asbestos piping at the surface of TP08 and from 0-0.2m depth at TP09 (Senversa, 2025). The asbestos was removed as asbestos waste, and further assessment surrounding TP08 and TP09 was recommended. TP08 and TP09 are located approximately 10m south of the southern boundary of the site, and as such, there is potential for asbestos impacts on the site, adjacent to the sediment pond area.

The remaining areas adjacent to the sediment pond area, despite ecological exceedances, were considered suitable for onsite reuse as the proposed development would be covered with hardstand material.

4. Sampling Analysis and Quality Plan

4.1 Data Quality Objectives

The data quality objectives (DQO) process is a systematic planning tool based on the scientific method for establishing criteria for data quality and for developing data collection designs. The DQO defines the experimental process required to test a hypothesis. By using the DQO process to plan the investigation effort, the relevant parties can improve the effectiveness, efficiency and defensibility of a decision in a resource and cost-effective manner.

The DQO process consists of seven steps, which are designed to clarify the study objectives, define the appropriate type of data and specify tolerable levels of potential decision errors. The seven-step DQO process adopted for the works was as follows:

- Step 1 – Defining the Problem. The first step in the DQO process is to ‘define the problem’ that has initiated the investigation;
- Step 2 – Identify the Decision. The second step in the process is to define the decision statement that the study will attempt to resolve;
- Step 3 – Identify Inputs to the Decision. In this step, the different types of information needed to resolve the decision statement are identified;
- Step 4 – Define the Study Boundaries;
- Step 5 – Develop a Decision Rule;
- Step 6 – Specify Limits on Decision Errors; and
- Step 7 – Optimise the Design for obtaining the Data.

These Steps have been followed for the investigation, with DQO and DQI presented in Appendix G.

4.2 Sampling and Analysis Plan

The rationale behind the sampling and analysis plan is presented in the section below.

4.2.1 Sampling Pattern

A judgemental (targeted) sampling strategy based on historic information and site observations was performed, targeting the sediment pond area. Sampling locations are displayed in Figure 2, Appendix A.

4.2.2 Soil Sampling Methodology

Intrusive sampling was carried out using an excavator. Soil samples were taken with new disposable nitrile gloves directly from the excavator bucket, with care taken to collect soil that had not come in contact with the excavator bucket. 10 L of soil was sieved using a 7mm sieve to determine the weight percentage of bonded asbestos.

Ground conditions were logged with detail on stratigraphy, discolouration, staining, odours, moisture or other indicators of contamination.

4.2.3 Laboratory Analysis

If visually identified in the 10L sample, bonded asbestos fragments were weighed and placed in a laboratory-supplied zip-lock bag for laboratory analysis. An additional 500mL soil sample was taken, separate from the 10L sample and placed in laboratory-supplied zip lock bags for friable asbestos (FA) and asbestos fines (AF) analysis.

All sampling containers were labelled with the sample number, project number and date, with samples dispatched under a chain of custody.

Samples were transported to the NATA-accredited laboratory Envirolab Services in Sydney.

5. Evaluation of QA/QC

Soil samples were taken with new disposable nitrile gloves directly from the excavator bucket, with care taken to collect soil that had not come in contact with the bucket walls.

Due to the heterogeneous and sporadic nature of asbestos contamination, duplicate and triplicate samples were not considered to be required for asbestos sampling.

6. Site Assessment Criteria

It is understood that the proposed development consists of a warehouse or distribution centre. Therefore, the criteria for commercial and industrial land use were adopted for the site assessment

Based on the Targeted Soil Assessment (Senversa, 2025), the chemical laboratory results for the soil at the sediment pond area, despite ecological exceedances, were considered suitable for onsite reuse. This conclusion was made based on the proposed development design, whereby the soils would be encapsulated beneath hardstand surfaces during construction of the warehouse or distribution center, eliminating the exposure pathway.

As such, further chemical analysis was not considered necessary, and the assessment criteria provided in Section 6.1 was limited to asbestos, which was considered appropriate for the intended land use.

6.1 Assessment Criteria for Soil

Soil analytical results were assessed against the guidelines listed below, with the adopted soil criteria summarised in Table 6-1:

- NEPM (2013) Health Screening Levels: HSL D – Commercial/Industrial use taken from Table 7. The HSLs apply to Bonded ACM, Friable asbestos (FA) and asbestos fines (AF).

Table 6-1: Assessment Criteria

Form of Asbestos	Health Screening Level (w/w)
Bonded ACM	0.05%
FA and AF	0.001%
All forms of asbestos	No visible asbestos in surface soil

7. Field Observations and Laboratory Results

7.1 Field Observations

The key observations made during the fieldwork conducted on 12 March 2026 are summarised as follows (refer to test pit logs in Appendix C and Photolog in Appendix D):

- Bulk earthworks had commenced across the IPG master site. Within the southern portion of the site, associated with the former sediment pond area, the following works had occurred:
 - The larger eastern and western sediment ponds had been excavated to the underlying natural silty clay, with excavated material stockpiled on the site.
 - A channel had been constructed within the embankments separating the smaller sediment.
- Surface conditions consisted of:
 - Exposed bare soil within the sediment pond area
 - Overgrown vegetation across the remainder of the site
- Fibre cement sheeting fragments were observed and sampled as Frag 1 and Frag 2, adjacent to test pits TP101 and TP104, respectively.
- The ground conditions are documented in test pit logs presented in Appendix C.
- Fill materials were encountered in all Test Pits except for TP107. The thickness of the fill generally ranged between 0.1m and 2.5m. In general, the thicker fill layers were noted along the banks of the sediment ponds.
- Stratigraphy comprised fill (silty clays and sandy clays), underlaid by natural silty clays.
- Anthropogenic materials, including concrete debris was noted in TP101 and TP104.
- Fibre cement sheeting and debris of fibre cement containing pipes were identified in TP101.
- 7mm Asbestos field sieving identified potential ACM within fill soils within TP101. No potential ACM was identified in the soil of TP102 to TP108.
- No soil staining or hydrocarbon odours were observed in the fill samples during sampling.

7.2 Laboratory Results

A summary of all laboratory results is presented in Appendix B. Laboratory results are presented in Appendix E.

Laboratory analysis confirmed the presence of asbestos within the two fibre cement fragment samples, Frag 1 (adjacent to TP101) and Frag 2 (adjacent to TP104). The results are presented in Table 7-1.

Table 7-1: Surface Fragment Results

Sample	Weight (g)	Asbestos (Present/Absent)
Frag 1	19.98	Present
Frag 2	19.73	Present

Laboratory analysis also confirmed the presence of asbestos in one of the two fibre cement fragments collected from the 10L sample collected from TP101_0.4-0.5. No other suspected fibre cement sheeting

was noted in other test pits. 500mL soil samples collected from each test to determine the friable asbestos and asbestos fines soil concentration, did not detect any friable asbestos or asbestos fines. The results soil have been calculated below in Table 7-2.

Table 7-2: Bonded asbestos soil concentration

Sample	Weight of 10L sample (kg)	Weight of bonded asbestos (g)	Bonded Asbestos % (w/w)	Friable asbestos (FA)/ asbestos fines (AF) %(w/w)
TP101_0.4-0.5	15.8	22.42 ¹	0.14	< 0.001
TP102_0.05-0.1	14.2	No visual ACM identified	< 0.05	< 0.001
TP103_0.05-0.1	13.8	No visual ACM identified	< 0.05	< 0.001
TP104_0.3-0.4	14.7	No visual ACM identified	< 0.05	< 0.001
TP105_0.7-0.8	12.6	No visual ACM identified	< 0.05	< 0.001
TP105_1.3-1.4	12.1	No visual ACM identified	< 0.05	-
TP106_1.4-1.5	15.3	No visual ACM identified	< 0.05	< 0.001
TP1070.1-0.2	15.4	No visual ACM identified	< 0.05	< 0.001
TP108_0.7-0.8	13.4	No visual ACM identified	< 0.05	< 0.001

¹ Two potential ACM fragments were identified (22.42g and 50.45g); however, laboratory testing confirmed that only 1 fragment (22.42g) contained asbestos

8. Discussion

8.1 Summary of Findings and Discussion

Based on the laboratory results, the adopted site criteria were exceeded at the following locations:

- HSL-D: Bonded ACM (Frag1 and Frag2) identified on the ground surface adjacent test pits TP101 and TP104; and
- HSL-D: Bonded asbestos at TP101_0.4-0.5 at 0.14 %w/w.

Site observations indicated that the sections of asbestos pipe identified within the soil profile at TP101 were not continuous, suggesting that it was not the original alignment of the pipe connecting the pond, but rather associated with fill materials when constructing the embankments of the sediment pond area. No other test pits in the sediment pond area (TP102 - TP108) identified bonded asbestos, FA or AF, suggesting the impact is localised and limited to a portion of the western embankment area adjacent to TP101 and not widespread across the sediment pond area nor the site.

Recommendations are provided in Section 9.

8.2 Conceptual Site Model

Based on previous investigations, along with the results of this investigation, the conceptual model has been refined and shown in Table 8-1.

Table 8-1: Conceptual Site Model

Activity & Potential Contaminants	Potentially Affected Media	Potential Human and Ecological Receptors	Potential Exposure Pathways
Historic filling (Asbestos)	Soil on the western embankment of the sediment pond area	• Current site users and visitors. • Future site users, site construction and maintenance workers, and occupants/visitors.	• Inhalation of airborne contaminants from the materials.

9. Conclusions and Recommendations

Laboratory testing identified the following exceedances of the adopted site criteria:

- HSL-D: Bonded ACM (Frag1 and Frag2) identified on the ground surface adjacent test pits TP101 and TP104; and
- HSL-D: Bonded asbestos at TP101_0.4-0.5 at 0.14 %w/w

Based on site observations, the asbestos impacts are localised and not widespread across the sediment pond area or the site.

The site can be considered suitable for the proposed development, subject to the preparation and implementation of a Remediation Action Plan (RAP). The RAP will evaluate available remedial options and identify the most appropriate remedial approach for the site. The RAP will outline the required remediation steps and include a validation sampling plan to demonstrate that the site is suitable for the proposed commercial and industrial land use.

10. References

- DUAP & EPA, 1998. *Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land*
- NEPM, 2013. *National Environment Protection (Assessment of Site Contamination) Measure, Schedule A and Schedules B(1)-B(9)*. National Environment Protection Council, Adelaide
- NSW EPA, 2020. *Consultants reporting on contaminated land: Contaminated Land Guidelines*
- NSW EPA, 2022. *Contaminated Sites: Sampling Design Guidelines*.
- NSW Government, 2022. *Aerotropolis Precinct Plan; Western Sydney Aerotropolis DCP*
- NSW Government, 2023. *State Environmental Planning Policy (Resilience and Hazards) 2021*
- NSW Government, 2026. *Environmental Planning Policy (Precincts – Western Parkland City) 2021*
- Safework NSW, 2022. *Code of practice, How to manage and control asbestos in the workplace*
- Senversa (2020) *Preliminary Site Investigation 475 Badgerys Creek Road, Badgerys Creek, NSW*, Report Ref: S17514_003_RPT_Rev1_Badgerys Creek_PSI, dated 30 October 2020
- Senversa (2023) *Asbestos Management Plan 475 Badgerys Creek Road, Badgerys Creek, NSW*, Report Ref: S20891_002_RPT_AMP_Rev2, dated 09 November 2023
- Senversa (2024) *Environmental Report 475 Badgerys Creek Road, Badgerys Creek, NSW*, Report Ref: S17514_018_EnvRep_Rev4, dated 17 June 2024
- Senversa (2025) *Targeted Soil Assessment – Former Sediment Ponds 475 Badgerys Creek Road, Bradfield, NSW*, Report Ref: S17514_018_EnvRep_Rev4, dated 17 June 2024
- Geosyntec (2025) *Preliminary Site Investigation 475 Badgerys Creek Road, Bradfield, NSW*, Report Ref: AU123057-02A SYDx Bradfield NSW, dated 15 August 2025
- WADOH, 2021. *Guidelines for the assessment, remediation and management of asbestos contaminated sites*

11. 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 1. 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).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client or amended in any way without prior written approval by Geosyntec.

Geosyntec's assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

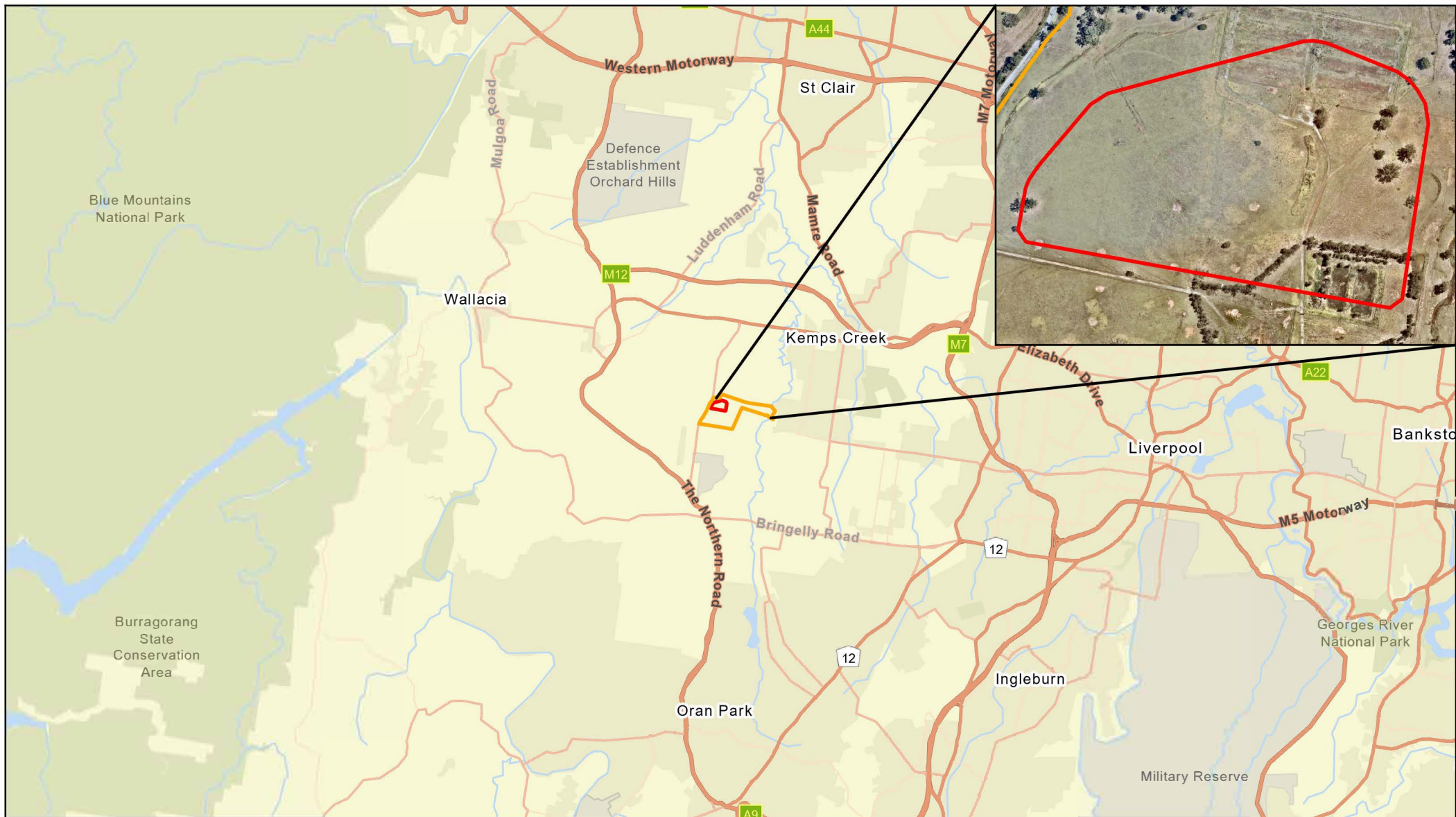
All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability 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.

Appendix A

Figures





Legend

- Approximate Site Boundary
- Property Boundary (Ingham Estate)

Site Location Map

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

Geosyntec
consultants

Figure
1

26008955

March 2026



Legend

- ▬ Approximate Site Boundary
- ▬ Former Sediment Pond Area
- ▬ Former Sediment Ponds
- Soil Investigation Locations
- Historical Soil Investigation Locations (Senversa 2025)
- Surface Fragments



0 20 Meters

Soil Investigation Locations

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

Geosyntec
consultants

26008955

April 2026

Figure
2

Spatial Reference
Name: GDA2020 MGA Zone 56

Appendix B

Tables



	Date	Weight of 10L Sample (kg) ¹	Weight of bonded asbestos (g) ¹	Bonded Asbestos % (w/w)	Asbestos	Asbestos FA/AF (%w/w)
Soil HSL D - Commercial/Industrial				0.05		0.00%
TP101_0.4-0.5	12/03/2026	15.8	22.42	0.14	Detected	<0.001
TP102_0.05-0.1	12/03/2026	14.2	NVA	<0.05	NAD	<0.001
TP103_0.05-0.1	12/03/2026	13.8	NVA	<0.05	NAD	<0.001
TP104_0.3-0.4	12/03/2026	14.7	NVA	<0.05	NAD	<0.001
TP105_0.7-0.8	12/03/2026	12.6	NVA	<0.05	NAD	<0.001
TP105_1.3-1.4	12/03/2026	12.1	NVA	<0.05	-	-
TP106_1.4-1.5	12/03/2026	15.3	NVA	<0.05	NAD	<0.001
TP107_0.1-0.2	12/03/2026	15.4	NVA	<0.05	NAD	<0.001
TP108_0.7-0.8	12/03/2026	13.4	NVA	<0.05	NAD	<0.001
Frag1	12/03/2026	-	-	19.98	Detected	<0.001
Frag2	12/03/2026	-	-	19.73	Detected	<0.001

¹ Indicates field analysis as per WADOH, 2021 Guidelines for the assessment, remediation and management of asbestos contaminated sites

NVA - No visual ACM identified

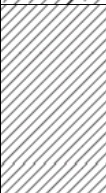
NAD - No asbestos detected

Appendix C

Logs



UTM : 56H	Excavator : Kubota 5T Excavator	Job Number : 26008955
Latitude : -33.906564	Excavator Supplier : SmartScan Locators	Client : SBA
Longitude : 150.737457	Logged By : Andrew Schmidt	Project : 475 Badgerys Creek Rd, Bradfield
Ground Elevation : Not Surveyed	Reviewed By : Evi Yapit	Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Total Depth : 1 m BGL	Date : 12/03/2026	Loc Comment :

Depth (m)	Water	Graphic Log	Material Description	Moisture	Soil Origin	Samples	Remarks
						Asbestos Samples	Logged Remarks
0.8			Fill Organic Sandy Clay (OH): low to medium plasticity, fine to medium grained sand, dark brown, with fine to coarse sized gravel, moist, asbestos pipe debris and asbrstos fragments observed. with concrete fragments, no odour, no staining, acm observed.	M	Fill		
						0.4-0.5 m: TP101_0.4-0.5 ZLB and FZLB	
			Natural Silty Clay (CI): medium plasticity, pale orange mottled pale grey, dry to moist, no odour, no staining, no observed asbestos containing material.	M-D	Natural		
			TP101 Terminated at 1 m (Target Depth Reached)				

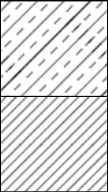
This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56H	Excavator : Kubota 5T Excavator	Job Number : 26008955
Latitude : -33.906564	Excavator Supplier : SmartScan Locators	Client : SBA
Longitude : 150.737457	Logged By : Andrew Schmidt	Project : 475 Badgerys Creek Rd, Bradfield
Ground Elevation : Not Surveyed	Reviewed By :	Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Total Depth : 0.3 m BGL	Date : 12/03/2026	Loc Comment :

Depth (m)	Water	Graphic Log	Material Description	Moisture	Soil Origin	Samples	Remarks
						Asbestos Samples	Logged Remarks
0.1			Fill Organic Sandy Clay (OH): low to medium plasticity, fine to medium grained sand, dark brown, with fine, medium and coarse sized gravel, moist, concrete no odour, no staining, no observed asbestos containing material.	M	Fill	0.1 m: TP102_0.05-0.1	
			Natural Silty Clay (CI): medium plasticity, pale orange mottled pale grey, dry to moist, no odour, no staining, no observed asbestos containing material.	M-D	Natural		
			TP102 Terminated at 0.3 m (Target Depth Reached)				

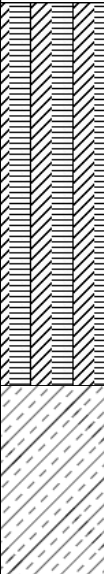
This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56H	Excavator : Kubota 5T Excavator	Job Number : 26008955
Latitude : -33.906564	Excavator Supplier : SmartScan Locators	Client : SBA
Longitude : 150.737457	Logged By : Andrew Schmidt	Project : 475 Badgerys Creek Rd, Bradfield
Ground Elevation : Not Surveyed	Reviewed By : Evi Yapit	Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Total Depth : 0.2 m BGL	Date : 12/03/2026	Loc Comment :

Depth (m)	Water	Graphic Log	Material Description	Moisture	Soil Origin	Samples	Remarks
						Asbestos Samples	Logged Remarks
0.1			Fill Organic Sandy Clay (OH): low to medium plasticity, fine to medium grained sand, dark brown, with fine, medium and coarse sized gravel, dry, concrete no odour, no staining, no observed asbestos containing material.	D	Fill	0.1 m: TP103_0.05-0.1	
			Natural Silty Clay (CI): medium plasticity, pale orange mottled pale grey, dry, no odour, no staining, no observed asbestos containing material.	D	Natural		
			TP103 Terminated at 0.2 m (Target Depth Reached)				

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56H	Excavator : Kubota 5T Excavator	Job Number : 26008955
Latitude : -33.903342	Excavator Supplier : SmartScan Locators	Client : SBA
Longitude : 150.741990	Logged By : Andrew Schmidt	Project : 475 Badgerys Creek Rd, Bradfield
Ground Elevation : Not Surveyed	Reviewed By : Evi Yapit	Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Total Depth : 0.6 m BGL	Date : 12/03/2026	Loc Comment :

Depth (m)	Water	Graphic Log	Material Description	Moisture	Soil Origin	Samples	Remarks
						Asbestos Samples	Logged Remarks
0.4			Fill Silty Clay (CL-CI): low to medium plasticity, brown to orange, With fine to medium sand, dry to moist, reworked natural clay concrete no odour, no staining, no observed asbestos containing material.	M-D	Fill	0.3-0.4 m: TP104_0.3-0.4	
			Natural Organic Silty Clay (OH): medium plasticity, red to orange, moist, with rootlets no odour, no staining, no observed asbestos containing material.	M	Natural		
			TP104 Terminated at 0.6 m (Target Depth Reached)				

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

Job Number : 26008955
Client : SBA
Project : 475 Badgerys Creek Rd, Bradfield
Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Loc Comment :

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

Job Number : 26008955
Client : SBA
Project : 475 Badgerys Creek Rd, Bradfield
Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Loc Comment :

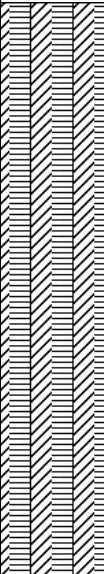
This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56H	Excavator : Kubota 5T Excavator	Job Number : 26008955
Latitude : -33.903465	Excavator Supplier : SmartScan Locators	Client : SBA
Longitude : 150.742382	Logged By : Andrew Schmidt	Project : 475 Badgerys Creek Rd, Bradfield
Ground Elevation : Not Surveyed	Reviewed By : Evi Yapit	Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Total Depth : 0.2 m BGL	Date : 12/03/2026	Loc Comment :

Depth (m)	Water	Graphic Log	Material Description	Moisture	Soil Origin	Samples	Remarks
						Asbestos Samples	Logged Remarks
			Natural Silty Sandy Clay (CI): medium plasticity, fine to medium grained sand, pale orange mottled pale grey, with fine to coarse sized gravel, dry, no odour, no staining, no observed asbestos containing material.	D	Natural		
						0.1-0.2 m: TP107_0.1-0.2	
			TP107 Terminated at 0.2 m (Target Depth Reached)				

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

UTM : 56H	Excavator : Kubota 5T Excavator	Job Number : 26008955
Latitude : 0.000000	Excavator Supplier : SmartScan Locators	Client : SBA
Longitude : 150.741990	Logged By : Andrew Schmidt	Project : 475 Badgerys Creek Rd, Bradfield
Ground Elevation : Not Surveyed	Reviewed By : Evi Yapit	Location : 475 Badgerys Creek Rd, Bradfield NSW 2555, Australia
Total Depth : 1.8 m BGL	Date : 12/03/2026	Loc Comment :

Depth (m)	Water	Graphic Log	Material Description	Moisture	Soil Origin	Samples	Remarks
						Asbestos Samples	Logged Remarks
0.8			Fill Silty Clay (CL-CI): low to medium plasticity, brown to orange, With fine to medium sand, dry to moist, reworked natural clay concrete no odour, no staining, no observed asbestos containing material.	M-D	Fill		
						0.7-0.8 m: TP108_0.7-0.8	
1.0			Natural Organic Silty Clay (OH): medium plasticity, red to orange, moist, no odour, no staining, no observed asbestos containing material.	M	Natural		
			TP108 Terminated at 1.8 m (Target Depth Reached)				

This report must be read in conjunction with accompanying notes and abbreviations. It has been prepared for environmental purposes only, without attempt to consider geotechnical properties or the geotechnical significance of the materials encountered. As such it should not be relied upon for geotechnical purposes.

Appendix D

Photographic Log



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90360

Long:150.74253

Media 1: General Site Condition showing excavation works in the centre sediment pond



Date:03/12/2026

Lat:-33.90364

Long:150.74255

Media 2: General Site Condition showing excavation works in the eastern sediment pond



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90327

Long:150.74197

Media 3: Asbestos Containing
Material fragment identified
Frag2



Date:03/12/2026

Lat:-33.90312

Long:150.74207

Media 4: Embankments separating western sediment ponds showing the channel removed



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90323

Long:150.74199

Media 5: Embankments separating western sediment ponds showing the channel removed



Date:03/12/2026

Lat:-33.90315

Long:150.74205

Media 6: Soil encountered at TP101



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90311

Long:150.74206

Media 7: Soil encountered in TP101 - fibre pipe



Date:03/12/2026

Lat:-33.90311

Long:150.74207

Media 8: Soil encountered in TP101 - fibre pipe



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90314

Long:150.74206

Media 9: Soil encountered in TP101 - fibre pipe



Date:03/12/2026

Lat:-33.90294

Long:150.74206

Media 10: Soil encountered in TP102



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90282

Long:150.74218

Media 11: Soil encountered in TP102



Date:03/12/2026

Lat:-33.90330

Long:150.74197

Media 12: Soil encountered in TP104



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90323

Long:150.74201

Media 13: Soil encountered in TP105



Date:03/12/2026

Lat:-33.90336

Long:150.74207

Media 14: Soil encountered in TP106



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90344

Long:150.74248

Media 15: Soil encountered in TP107



Date:03/12/2026

Lat:-33.90345

Long:150.74249

Media 16: Soil encountered in TP108



Client:SBA

Project Location:375 Badgerys Creek Rd, Bradfield NSW 2556, Australia

Project Number:26008955

Date:03/12/2026

Lat:-33.90889

Long:150.73190

Media 17: Stockpile in the central portion of the site



Date:03/12/2026

Lat:-33.90889

Long:150.73190

Media 18: General site conditions



Appendix E

Laboratory Report



CERTIFICATE OF ANALYSIS 404125

Client Details

Client	Geosyntec
Attention	Andrew Schmidt
Address	Suite 3.04, 1 York Street, Sydney, NSW, 2000

Sample Details

Your Reference	<u>26008955</u>
Number of Samples	3 Material, 9 Soil
Date samples received	12/03/2026
Date completed instructions received	12/03/2026

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client unless as indicated below in the method summaries. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	19/03/2026
Date of Issue	19/03/2026

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Asbestos Approved By

Analysed by Asbestos Approved Analyst: Matt Richardson

Authorised by Asbestos Approved Signatory: Lucy Zhu

Results Approved By

Lucy Zhu, Asbestos Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

Asbestos ID - Materials				
Our Reference		404125-1	404125-11	404125-12
Your Reference	UNITS	TP101_0.4-0.5	Frag1	Frag2
Date Sampled		12/03/2026	12/03/2026	12/03/2026
Type of sample		Material	Material	Material
Date analysed		19/03/2026	19/03/2026	19/03/2026
Dimension of Sample	-	A)22.42g B)50.45g	19.98g	19.73g
Sample Description	-	A)Beige fibre cement B)Grey fibre cement	Grey fibre cement material	Brown fibre cement material
Asbestos ID in Material	-	A)Chrysotile asbestos detected Amosite asbestos detected B)No asbestos detected Organic fibres detected*	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	Chrysotile asbestos detected Crocidolite asbestos detected
Residual Analysis	-	A)[NT]; B)No asbestos detected	[NT]	[NT]

Asbestos ID - Soils (NEPM)						
Our Reference		404125-2	404125-3	404125-4	404125-5	404125-6
Your Reference	UNITS	TP101_0.4-0.5	TP102_0.05-0.1	TP103_0.05-0.1	TP104_0.3-0.4	TP105_0.7-0.8
Date Sampled		12/03/2026	12/03/2026	12/03/2026	12/03/2026	12/03/2026
Type of sample		Soil	Soil	Soil	Soil	Soil
Date analysed		19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026
Sample Mass Tested	g	596.22	677.21	643.33	684.96	685.83
Sample Description	-	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks
Asbestos ID in Soil	-	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected*	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected*	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected*	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected*	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected*
		No visible asbestos detected <0.01%w/w*	No visible asbestos detected <0.01%w/w*	No visible asbestos detected <0.01%w/w*	No visible asbestos detected <0.01%w/w*	No visible asbestos detected <0.01%w/w*
Total Asbestos	%w/w	<0.01	<0.01	<0.01	<0.01	<0.01
Residual Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected
ACM >7mm Estimation (Mass)*	g	—	—	—	—	—
ACM >7mm Estimation*	%w/w	<0.01	<0.01	<0.01	<0.01	<0.01
FA and AF Estimation (Mass)*	g	—	—	—	—	—
FA and AF Estimation*	%w/w	<0.001	<0.001	<0.001	<0.001	<0.001
Additional Comments - Refer to Last Page	-	Nil	Nil	Nil	Nil	Nil

Asbestos ID - Soils (NEPM)				
Our Reference		404125-8	404125-9	404125-10
Your Reference	UNITS	TP106_1.4-1.5	TP107_0.1-0.2	TP108_0.7-0.8
Date Sampled		12/03/2026	12/03/2026	12/03/2026
Type of sample		Soil	Soil	Soil
Date analysed		19/03/2026	19/03/2026	19/03/2026
Sample Mass Tested	g	709.88	685.97	687.44
Sample Description	-	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks	Brown coarse-grained soil & rocks
Asbestos ID in Soil	-	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected* No visible asbestos detected <0.01%w/w*	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected* No visible asbestos detected <0.01%w/w*	No asbestos detected at reporting limit 0.01%w/w Organic fibres detected* No visible asbestos detected <0.01%w/w*
Total Asbestos	%w/w	<0.01	<0.01	<0.01
Residual Analysis	-	No asbestos detected	No asbestos detected	No asbestos detected
ACM >7mm Estimation (Mass)*	g	—	—	—
ACM >7mm Estimation*	%w/w	<0.01	<0.01	<0.01
FA and AF Estimation (Mass)*	g	—	—	—
FA and AF Estimation*	%w/w	<0.001	<0.001	<0.001
Additional Comments - Refer to Last Page	-	Nil	Nil	Nil

Method ID	Methodology Summary
ASB-003	Asbestos ID –Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques as per Australian Standard 5370. When Inconclusive mineral fibres are detected by polarised light microscopy including dispersion staining, these fibres may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required. When asbestos presence is reported below the reporting limit of 0.01%w/w, the result is not covered by AS5370 and is supplied for information purposes only as required by some state jurisdictions.
ASB-003	Asbestos ID - Identification of asbestos in soil samples using Polarised Light Microscopy and Dispersion Staining Techniques. Minimum 500mL soil sample was analysed as recommended by "National Environment Protection (Assessment of site contamination) Measure, Schedule B1 and "The Guidelines from the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia - May 2009" with a reporting limit of 0.01% w/w as per Australian Standard AS5370. Results reported denoted with * are outside our scope of NATA accreditation. NOTE^{#1} Total Asbestos %w/w was analysed and reported as per Australian Standard AS5370 (This is the sum of ACM >7mm, <7mm and FA/AF relative to the sample mass tested) NOTE^{#2} The screening level of 0.001% w/w asbestos in soil for FA and AF only applies where the FA and AF are able to be quantified by gravimetric procedures. This screening level is not applicable to free fibres. Estimation = Estimated asbestos weight Results reported with "--" is equivalent to no visible asbestos identified using Polarised Light microscopy and Dispersion Staining Techniques. Visible asbestos is defined as asbestos detected below the reporting limit of 0.01% w/w as per AS5370. NOTE #3 When asbestos presence is reported below the reporting limit of 0.01%w/w, the result is not covered by AS5370 and is supplied for information purposes only as required by some state jurisdictions.

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Report Comments

Sample 404125-1; The supplied sample was sub-sampled (A & B) in order to accurately report the analytical results representative of the entire sample, as per AS5370-2024.

Asbestos-ID in soil: NEPM

This report is consistent with the reporting recommendations in the National Environment Protection (Assessment of Site Contamination) Measure, Schedule B1, May 2013. This is reported outside our scope of NATA accreditation.



CHAIN OF CUSTODY FORM - Client

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ENVIROLAB GROUP

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Brisbane Office - Envirolab Services
20a, 10-20 Depot St, Banyo, QLD 4014
☎ 07 3266 9532 | ✉ brisbane@envirolab.com.au

Company:	Geosyntec	Client Project Name/Number/Site etc (ie report title):	26008955
Contact Person:	Andrew Schmidt	PO No. (if applicable):	26008955
Project Mgr:	Evi Yapt	Envirolab Quote No.:	
Sampler:	Andrew Schmidt	Date results required:	
Address:	475 Badgerys Creek Rd, Bradfield	Or choose: ☒ Standard ☐ Same Day ☐ 1 day ☐ 2 day ☐ 3 day	
Phone:		Mob:	0420 236 604
Email Results to:	andrew.schmidt@geosyntec.com Evi.Yapt@geosyntec.com	Additional report format:	Esdatt ☐ Equis ☐ Datanest ☐
Email Invoice to:	andrew.schmidt@geosyntec.com	Lab Comments:	

Sample information					Tests Required															Comments
Envirolab Sample ID (Lab use only)	Client Sample ID or Information	Depth	Date Sampled	Type of Sample	Asbestos Quantification	Asbestos presence / absence														Provide as much information about the sample as you can
1/2	TP101-0.4-0.5		12/3/26	Soil + Frag	X	X														
3	TP102-0.05-0.1			Soil																
4	TP103-0.05-0.1																			
5	TP104-0.3-0.4																			
6	TP105-0.7-0.8																			
7	-1.3-1.4																			
8	TP106-1.4-1.5				X															
9	TP107-0.1-0.2				X															
10	TP108-0.7-0.8				X															
11	Frag1			Fragment		X														
12	Frag2					X														

☐ Please tick the box if observed settled sediment present in water samples is to be included in the extraction and/or analysis

Relinquished by (Company): Geosyntec	Received by (Company): Evi Yapt	Lab Use Only	
Print Name: Andrew Schmidt	Print Name: O. WILCZAK	Job number: 404125	Cooling: Ice / Ice pack (None)
Date & Time: 12/3/26	Date & Time: 12/3/26 1450	Temperature: 20	Security seal: Intact / Broken / None
Signature: ASL	Signature: AW	TAT Req - SAME day / 1 / 2 / 3 / 4 / STD	



DATA QUALITY ASSESSMENT SUMMARY

Report Details	
Envirolab Report Reference	404125
Client ID	Geosyntec
Project Reference	26008955
Date Issued	19/03/2026

QC DATA

All laboratory QC data was within the Envirolab Group's specifications.

HOLDING TIME COMPLIANCE EVALUATION

All preservation / holding times (based on AS/ASPHA/ISO/NEPM/USEPA reference documents and standards) are compliant.

Certain analyses have had their recommended technical holding times elongated by filtering and/or freezing on receipt at the laboratory (e.g. BOD, chlorophyll/Pheophytin, nutrients and acid sulphate soil tests).

COMPLIANCE TO QC FREQUENCY (NEPM)

Internal laboratory QC rate complies with NEPM requirements (LCS/MB/MS 1 in 20, Duplicates 1 in 10 samples). Note, samples are batched together with other sample consignments in order to assign QC sample frequency.

QC Evaluation	
Duplicate(s) was performed as per NEPM frequency	✓
Laboratory Control Sample(s) were analysed with the samples received	✓
A Method Blank was performed with the samples received	✓
Matrix spike(s) was performed as per NEPM frequency (Not Applicable for Air samples)	✓

Refer to Certificate of Analysis for all Quality Control data.

SAMPLE RECEIPT ADVICE

Client Details

Client	Geosyntec
Attention	Andrew Schmidt

Sample Login Details

Your reference	26008955
Envirolab Reference	404125
Date Sample Received	12/03/2026
Date Instructions Received	12/03/2026
Date Results Expected to be Reported	19/03/2026

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	3 Material, 9 Soil
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	20
Cooling Method	None
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

Aileen Hie

Phone: 02 9910 6200
Fax: 02 9910 6201
Email: ahie@envirolab.com.au

Jacinta Hurst

Phone: 02 9910 6200
Fax: 02 9910 6201
Email: jhurst@envirolab.com.au

Analysis Underway, details on the following page:

**Envirolab Services Pty Ltd**

ABN 37 112 535 645

12 Ashley St Chatswood NSW 2067

ph 02 9910 6200 fax 02 9910 6201

customerservice@envirolab.com.au

www.envirolab.com.au

Sample ID	Asbestos ID - Materials	Asbestos ID - Soils (NEPM)	On Hold
TP101_0.4-0.5	✓		
TP101_0.4-0.5		✓	
TP102_0.05-0.1		✓	
TP103_0.05-0.1		✓	
TP104_0.3-0.4		✓	
TP105_0.7-0.8		✓	
TP105_1.3-1.4			✓
TP106_1.4-1.5		✓	
TP107_0.1-0.2		✓	
TP108_0.7-0.8		✓	
Frag1	✓		
Frag2	✓		

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

TAT for Micro is dependent on incubation. This varies from 3 to 6 days.

We acknowledge receipt of your samples and Purchase Order (PO) (if provided). If a PO includes your terms & conditions, Envirolab hereby expressly rejects and will not be bound by any external or third-party terms and conditions, including those referenced or attached to a PO.

All services to be performed by Envirolab will be governed exclusively by Envirolab's General Terms and Conditions attached to this acknowledgement ([Envirolab Terms](#)) via hyperlink or found on our websites.

If you do not object in writing within two (2) business days of the date of this acknowledgement, you will be deemed to have accepted the Envirolab Terms. In addition, your provision of further instructions, additional samples, payment of any invoice, or acceptance of services or results from Envirolab will constitute acceptance of the Envirolab Terms. For clarity, Envirolab's commencement or continuation of work following receipt of the PO is performed solely under the Envirolab Terms and does not constitute acceptance of any external terms. All rights are expressly reserved.

Appendix F

Lotsearch Report





LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 30 Jul 2025 12:48:44

Reference: LS089836 EP

Address: 475 Badgerys Creek Road, Bradfield, NSW 2556

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

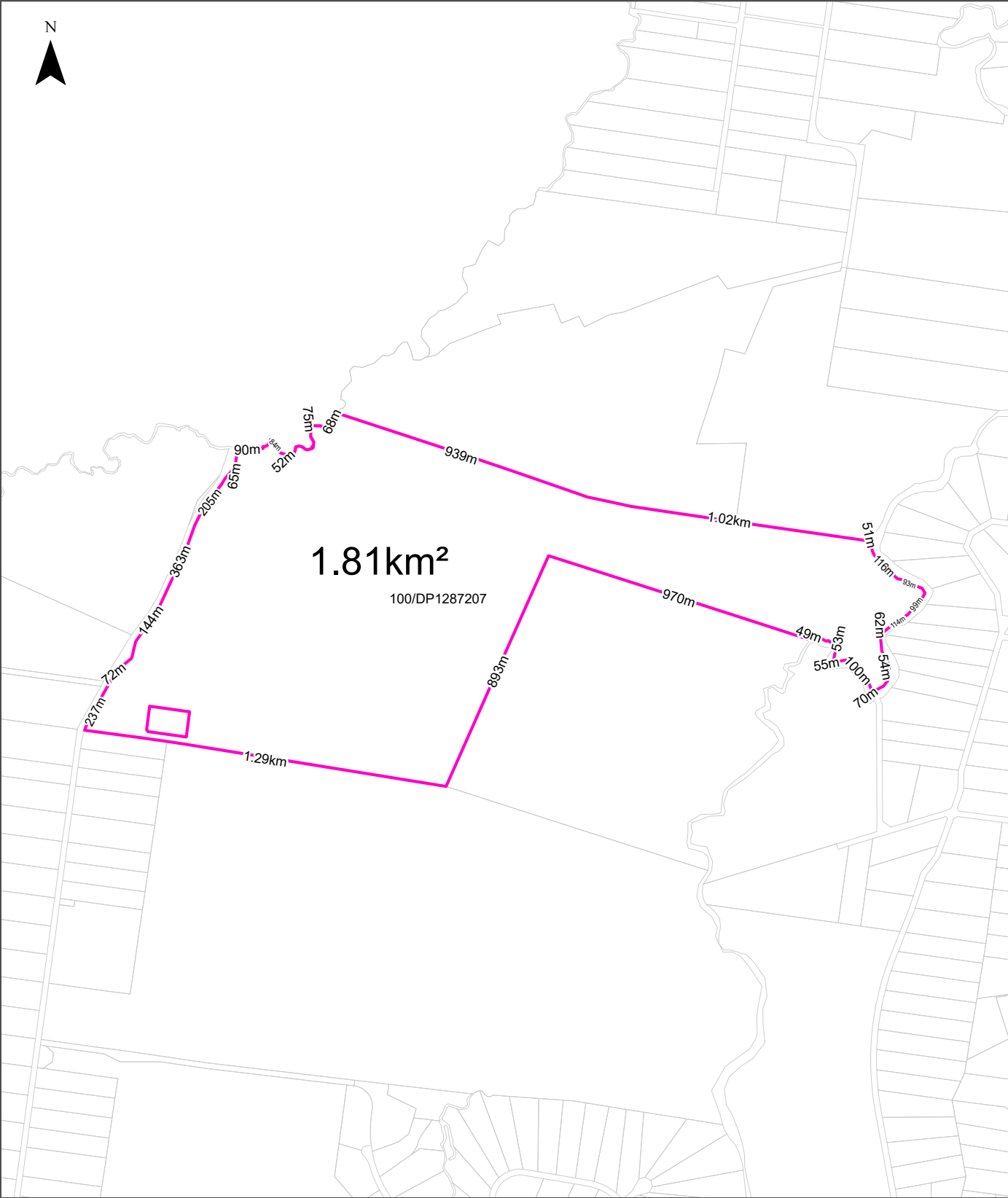
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	24/06/2025	24/06/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	15/07/2025	08/07/2025	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority NSW	15/07/2025	15/07/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	20/05/2025	15/05/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	30/06/2025	30/06/2025	Monthly	1000m	0	8	12
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	1	1
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority NSW	30/06/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/07/2025	21/05/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	11/06/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	28/11/2024	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	24/07/2025	24/07/2025	Monthly	1000m	0	4	5
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	24/07/2025	24/07/2025	Monthly	1000m	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	24/07/2025	24/07/2025	Monthly	1000m	5	6	7
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	1	7
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Quarterly	1000m	1	1	1
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	13/05/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	30/05/2025	04/03/2025	Annually	2000m	0	0	15
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	2	2	2
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	1	1	4
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	2
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	05/05/2025	30/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	2	2	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	2	2	2
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	26/06/2025	09/05/2025	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	1
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2025	15/04/2025	Annually	1000m	2	2	2
Dryland Salinity Potential of Western Sydney	NSW Department of Climate Change, Energy, the Environment and Water	29/04/2025	26/02/2024	Annually	1000m	2	2	5
Mining Subsidence Districts	NSW Department of Customer Service	20/05/2025	20/05/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	0	2	2
Mining Title Applications	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	13	13	13
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	26/06/2025	08/09/2023	Monthly	1000m	3	3	3
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	26/06/2025	13/06/2025	Monthly	1000m	2	10	21
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	20/05/2025	21/03/2025	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	26/06/2025	13/06/2025	Monthly	1000m	0	0	1
Bush Fire Prone Land	NSW Rural Fire Service	24/06/2025	23/06/2025	Monthly	1000m	4	4	4
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	28/05/2025	04/10/2024	Quarterly	1000m	6	12	106
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	4	5	5
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	5	5	9
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	29/07/2025	29/07/2025	Monthly	10000m	-	-	-

Site Diagram

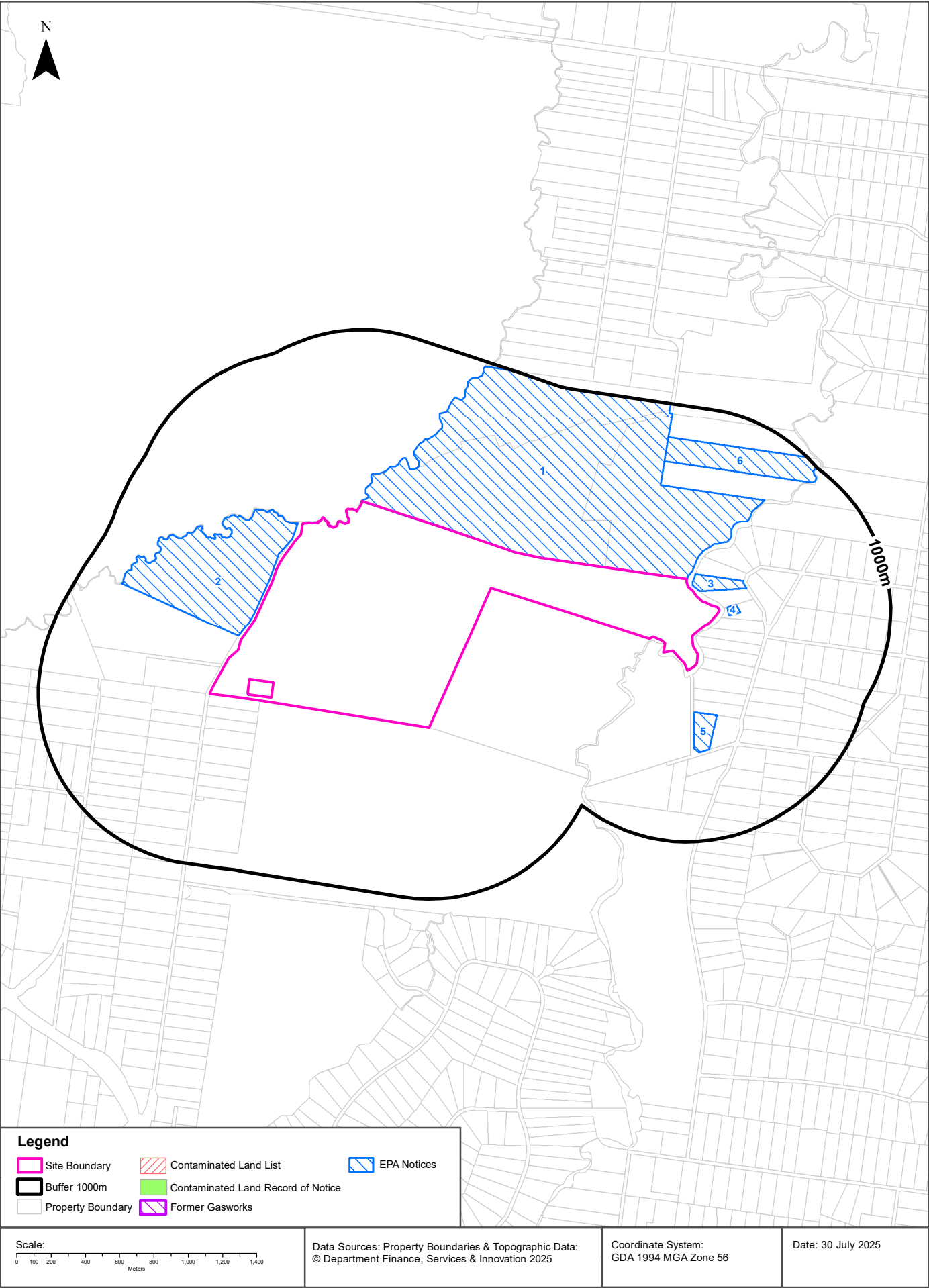
475 Badgerys Creek Road, Bradfield, NSW 2556



Legend Site Boundary Internal Parcel Boundaries	Total Area: 1.81km ² Total Perimeter: 8.39km	
	Scale: 0 100 200 400 600 800 1,000 Meters	
	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	
Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025

Contaminated Land

475 Badgerys Creek Road, Bradfield, NSW 2556



Contaminated Land

475 Badgerys Creek Road, Bradfield, NSW 2556

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

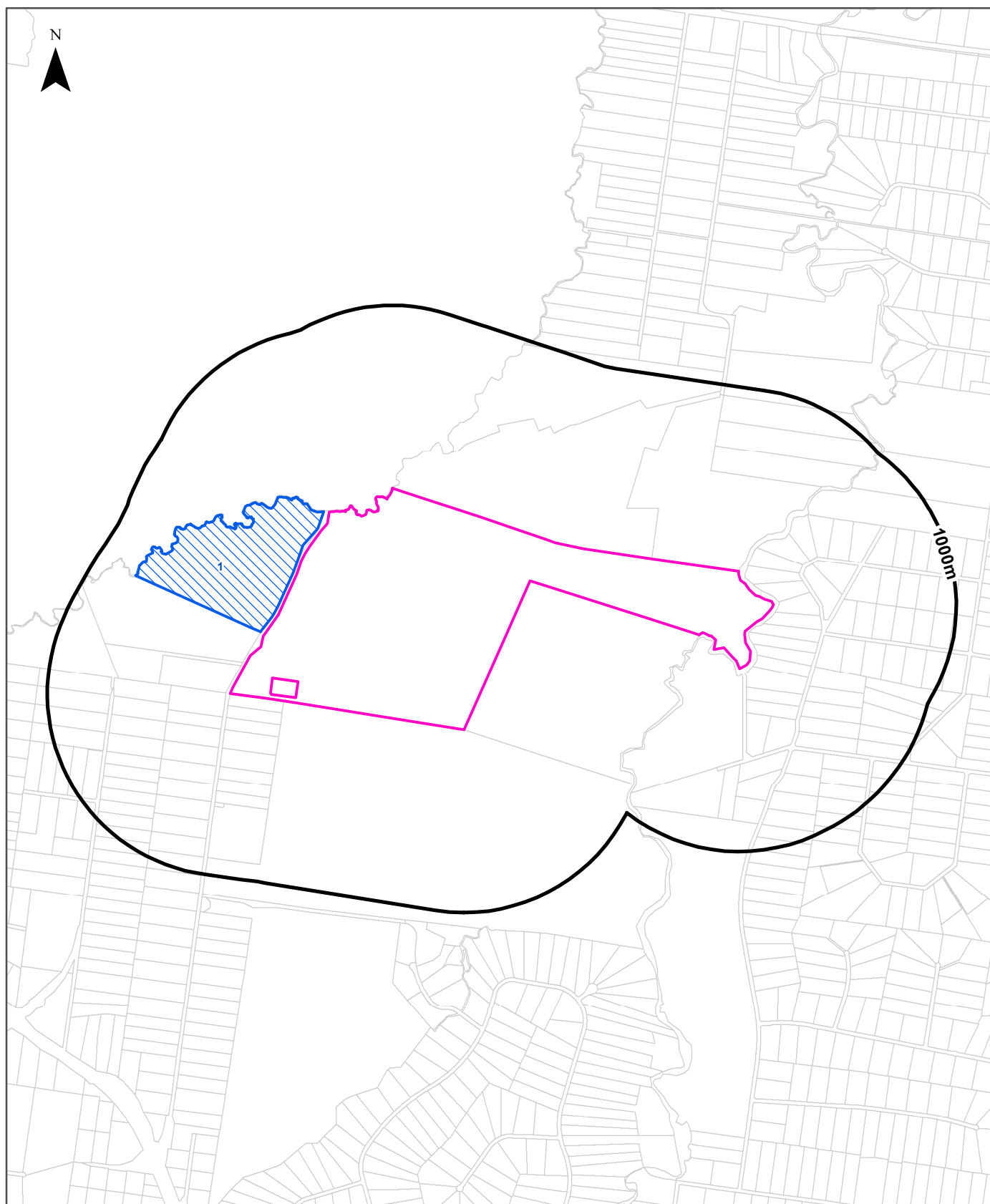
Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	3085773938	Penalty Notice	BORAL BRICKS PTY LTD	235 MARTIN ROAD, BADGERYS CREEK, NSW 2171	Issued	01/05/2014	Protection of the Environment Operations Act 1997 - 64(1)	Contravene any condition of licence - not noise - corporation	17/01/2014	Premise Match	0m	North East
2	3173528189	Penalty Notice	ELFORD GROUP PTY LTD	320-400 BADGERYS CREEK ROAD, BADGERYS CREEK, NSW 2555	Issued	30/08/2019	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	08/05/2019	Premise Match	20m	West
	3173528188	Penalty Notice	ELFORD GROUP PTY LTD	320-400 BADGERYS CREEK ROAD, BADGERYS CREEK, NSW 2555	Issued	30/08/2019	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/01/2019	Premise Match	20m	West
	1507486	s.91 Clean Up Notice	BETH LEHEM PTY LTD	320-400 Badgerys Creek Road, BADGERYS CREEK, NSW 2171	Issued	31/07/2012				Premise Match	20m	West
	1520632	s.91 Clean Up Notice	ALI ABDUL-RAHMAN	320-400 Badgerys Creek Road, BADGERYS CREEK, NSW 2171	Issued	21/03/2014				Premise Match	20m	West
3	3085778109	Penalty Notice	XPRESS TRANSPORT SOLUTIONS PTY LTD	50 VICTOR AVENUE, KEMPS CREEK, NSW 2178	Issued	22/12/2015	Protection of the Environment Operations Act 1997 - 142A(1)	Pollute land - other officer - Corporation	29/08/2014	Premise Match	23m	East
	1524702	s.91 Clean Up Notice	XPRESS TRANSPORT SOLUTIONS PTY LTD	50 VICTOR AVENUE, KEMPS CREEK, NSW 2178	Issued	01/09/2014				Premise Match	23m	East
4	1524066	s.91 Clean Up Notice	VICTOR VAN DER KLOOSTER	20 Victor Avenue, KEMPS CREEK, NSW 2178	Issued	25/08/2014				Premise Match	45m	East
5	3085781106	Penalty Notice	MAHMOUD TELLAOUI	1055 Fifteenth Avenue , KEMPS CREEK, NSW 2178	Issued	23/12/2016	Protection of the Environment Operations Act 1997 - 94(4)	Fail to pay fee within time provided under section - Individual	09/06/2016	Premise Match	244m	South East
	1539676	s.91 Clean Up Notice	MAHMOUD TELLAOUI	1055 Fifteenth Avenue , KEMPS CREEK, NSW 2178	Issued	09/04/2016				Premise Match	244m	South East
	1549534	s.91 Clean Up Notice	MAHMOUD TELLAOUI	1055 Fifteenth Avenue , KEMPS CREEK, NSW 2178	Issued	21/03/2018				Premise Match	244m	South East
6	1573649	s.91 Clean Up Notice	PGH BRICKS & PAVERS PTY LIMITED	235 MARTIN ROAD, BADGERYS CREEK, NSW 2171	Issued	21/12/2018				Premise Match	662m	North East

NSW EPA Notice Data Source: Environment Protection Authority

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Waste Management & Liquid Fuel Facilities

475 Badgerys Creek Road, Bradfield, NSW 2556



Legend

- Site Boundary
- Waste Management Facilities
- Buffer 1000m
- National Liquid Fuel Facilities
- Property Boundary

Scale:
0 100 200 400 600 800 1,000 1,200 1,400
Meters

Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 30 July 2025

Waste Management & Liquid Fuel Facilities

475 Badgerys Creek Road, Bradfield, NSW 2556

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	ELFORD GROUP PTY LTD	BADGERYS CREEK QUARRY	320-400 BADGERYS CREEK ROAD, BADGERYS CREEK	NOT CLASSIFIED	OTHER WASTE FACILITY	OPERATIONAL	Premise Match	20m	West

Source: Waste Management Facilities Database

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

475 Badgerys Creek Road, Bradfield, NSW 2556

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

475 Badgerys Creek Road, Bradfield, NSW 2556

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

475 Badgerys Creek Road, Bradfield, NSW 2556

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

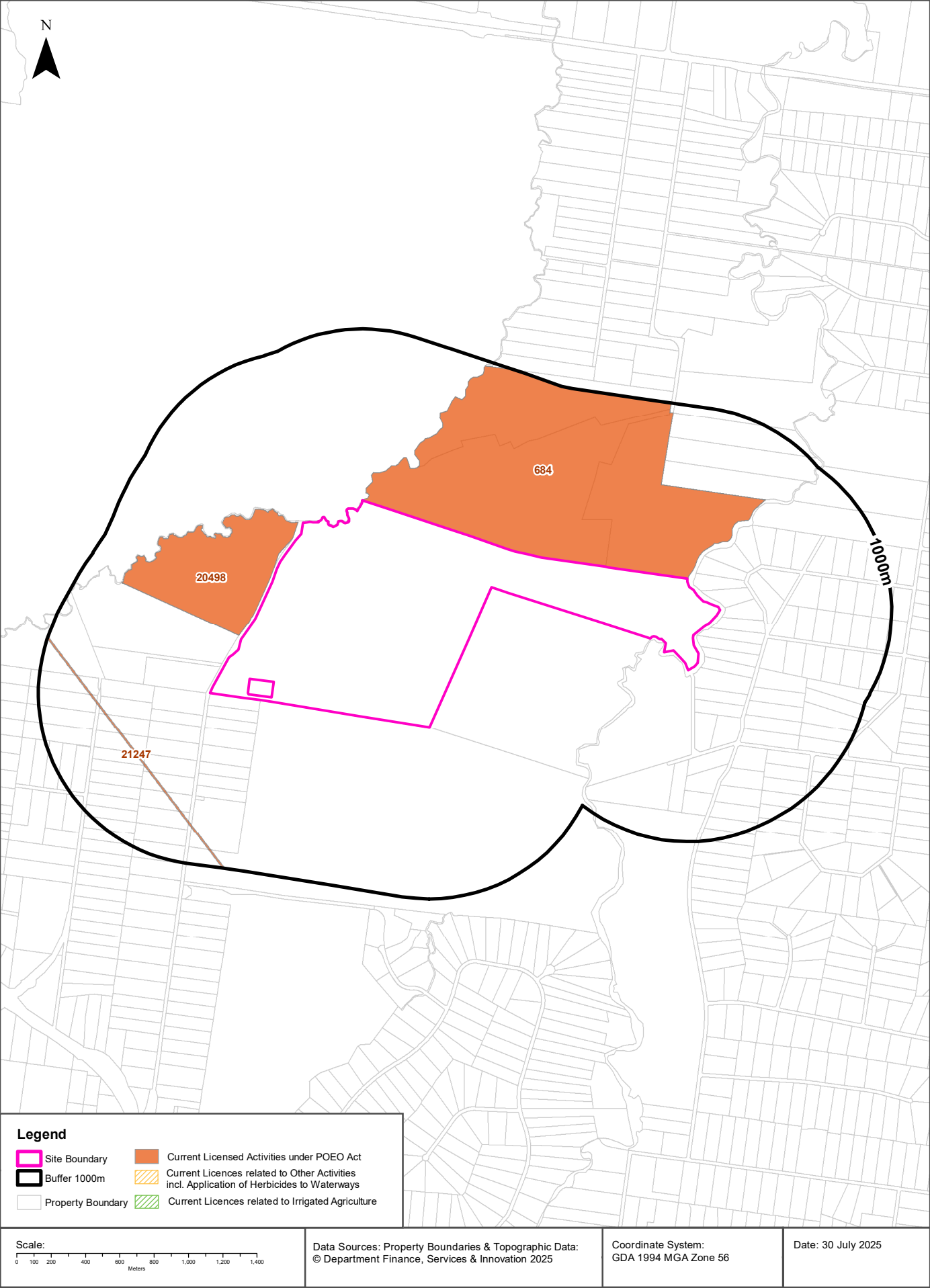
- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

475 Badgerys Creek Road, Bradfield, NSW 2556

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

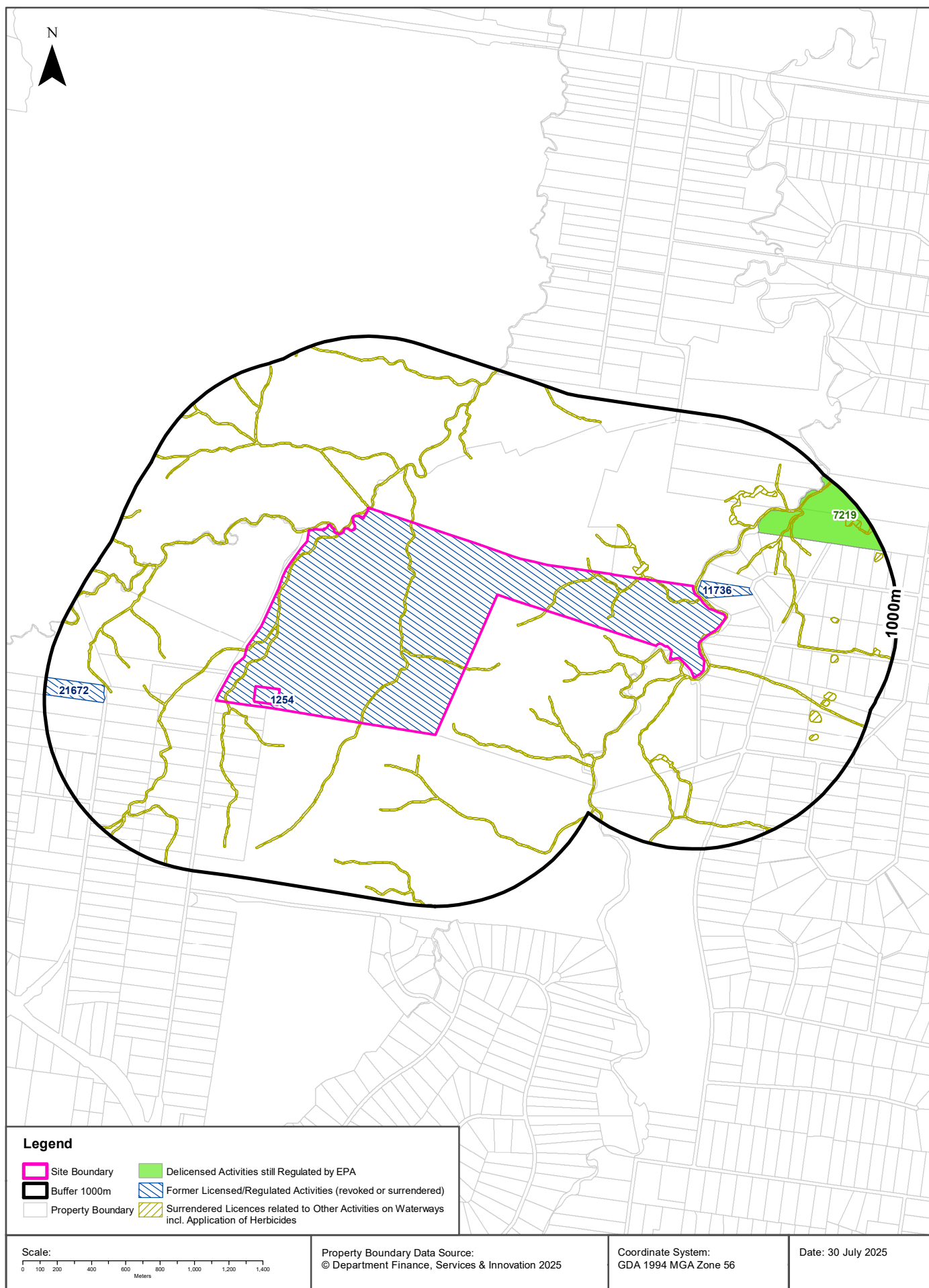
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
684	PGH BRICKS & PAVERS PTY LIMITED	BORAL BRICKS PTY LTD	235 MARTIN ROAD	BADGERYS CREEK	Ceramics production	Premise Match	0m	North East
684	PGH BRICKS & PAVERS PTY LIMITED	BORAL BRICKS PTY LTD	235 MARTIN ROAD	BADGERYS CREEK	Land-based extractive activity	Premise Match	0m	North East
684	PGH BRICKS & PAVERS PTY LIMITED	BORAL BRICKS PTY LTD	235 MARTIN ROAD	BADGERYS CREEK	Mining for minerals	Premise Match	0m	North East
20498	ELFORD GROUP PTY LTD		320-400 BADGERYS CREEK ROAD, BADGERYS CREEK, NSW 2555		Land-based extractive activity, Waste storage - other types of waste; Recovery of general waste	Premise Match	20m	West
21247	Metro Trains Sydney Pty Ltd		SYDNEY METRO, ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	551m	South West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

475 Badgerys Creek Road, Bradfield, NSW 2556



EPA Activities

475 Badgerys Creek Road, Bradfield, NSW 2556

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
7219	NOVARTIS ANIMAL HEALTH AUSTRALASIA PTY. LIMITED	NOVARTIS ANIMAL HEALTH AUSTRALASIA PTY LTD	245 WESTERN ROAD	KEMPS CREEK	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	486m	East

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
1254	INGHAMS ENTERPRISES PTY. LIMITED	BREEDER FARMS, LOT 23 BADGERYS CREEK ROAD, BADGERYS CREEK	Surrendered	19/09/2001	Bird accommodation	Premise Match	0m	On-site
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
5176	LIVERPOOL CITY COUNCIL	WATERWAYS OF LIVERPOOL CITY	Surrendered	17/04/2001	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
11736	DREAM PROPERTIES PTY LTD	50 VICTOR AVENUE, KEMPS CREEK, NSW 2171	Revoked	28/01/2003	Hazardous, Industrial or Group A Waste Generation or Storage; Non-thermal treatment of hazardous and other waste; Recovery of waste oil	Premise Match	23m	East
21672	CPB CONTRACTORS PTY LIMITED	ST MARYS TO ORCHARD HILLS AND BRINGELLY TO AEROTROPOLIS, ST MARYS, NSW 2760,	Surrendered	30/05/2022	Railway infrastructure construction (>=50,000T & track to be constructed <=10km)	Premise Match	648m	West

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

475 Badgerys Creek Road, Bradfield, NSW 2556

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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Business Directory Records 1950-1991

Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1986, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Historical Business Directories

475 Badgerys Creek Road, Bradfield, NSW 2556

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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Dry Cleaners, Motor Garages & Service Stations 1948-1993

Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Aerial Imagery 2025

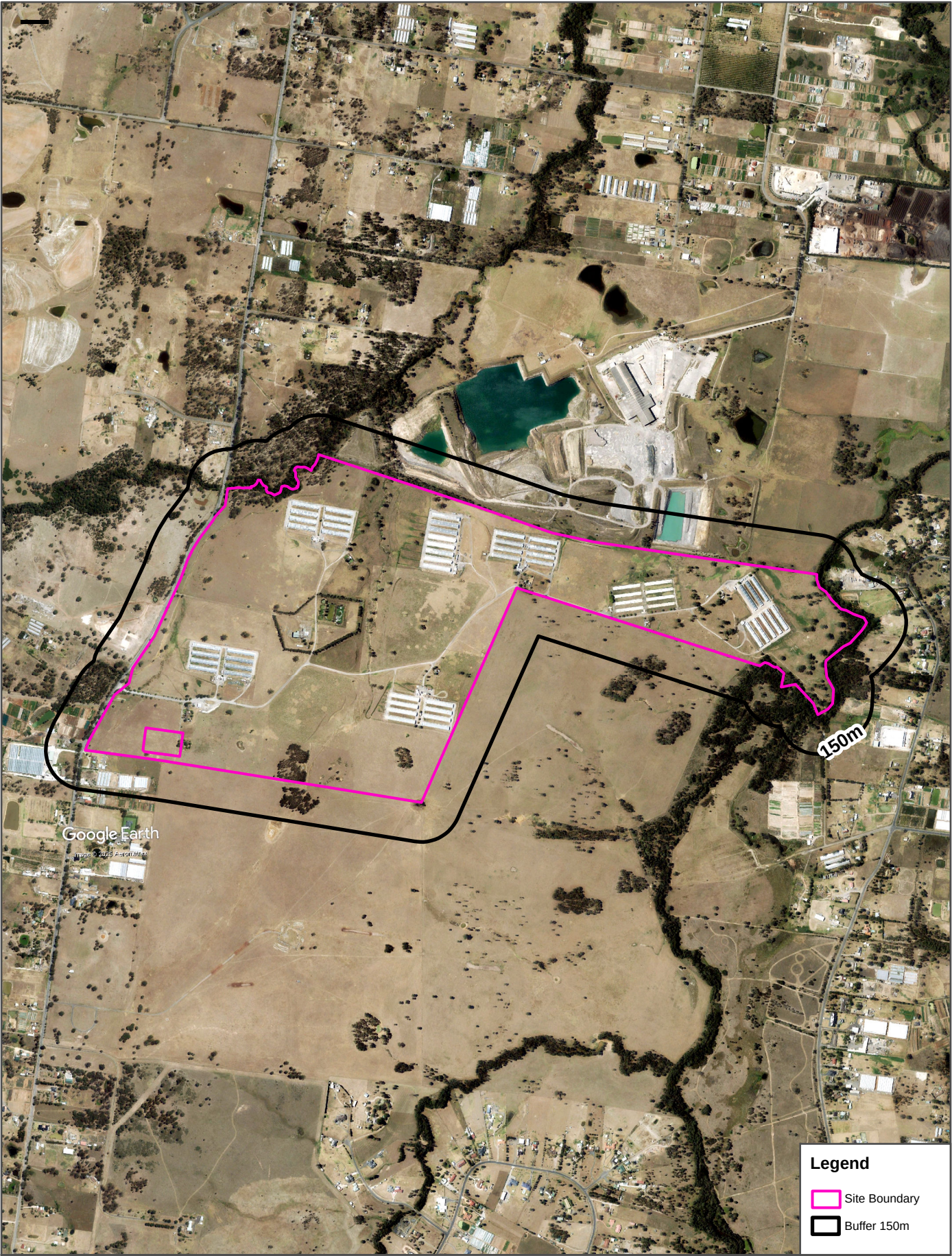
475 Badgerys Creek Road, Bradfield, NSW 2556



Scale: 0 230 460 690 920 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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Aerial Imagery 2014

475 Badgerys Creek Road, Bradfield, NSW 2556

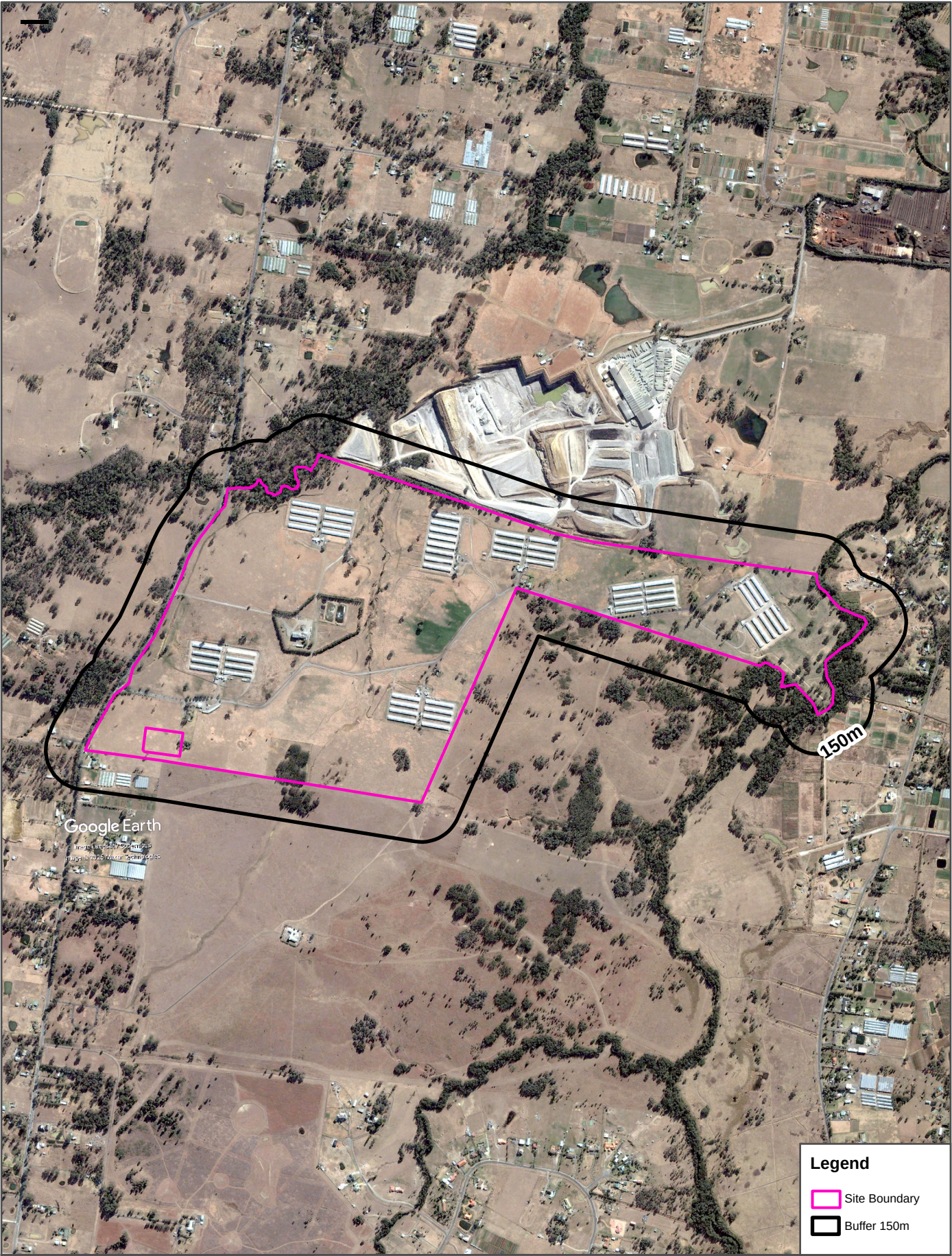


- Legend**
- Site Boundary
 - Buffer 150m

Scale: 0 230 460 690 920 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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Aerial Imagery 2002

475 Badgerys Creek Road, Bradfield, NSW 2556

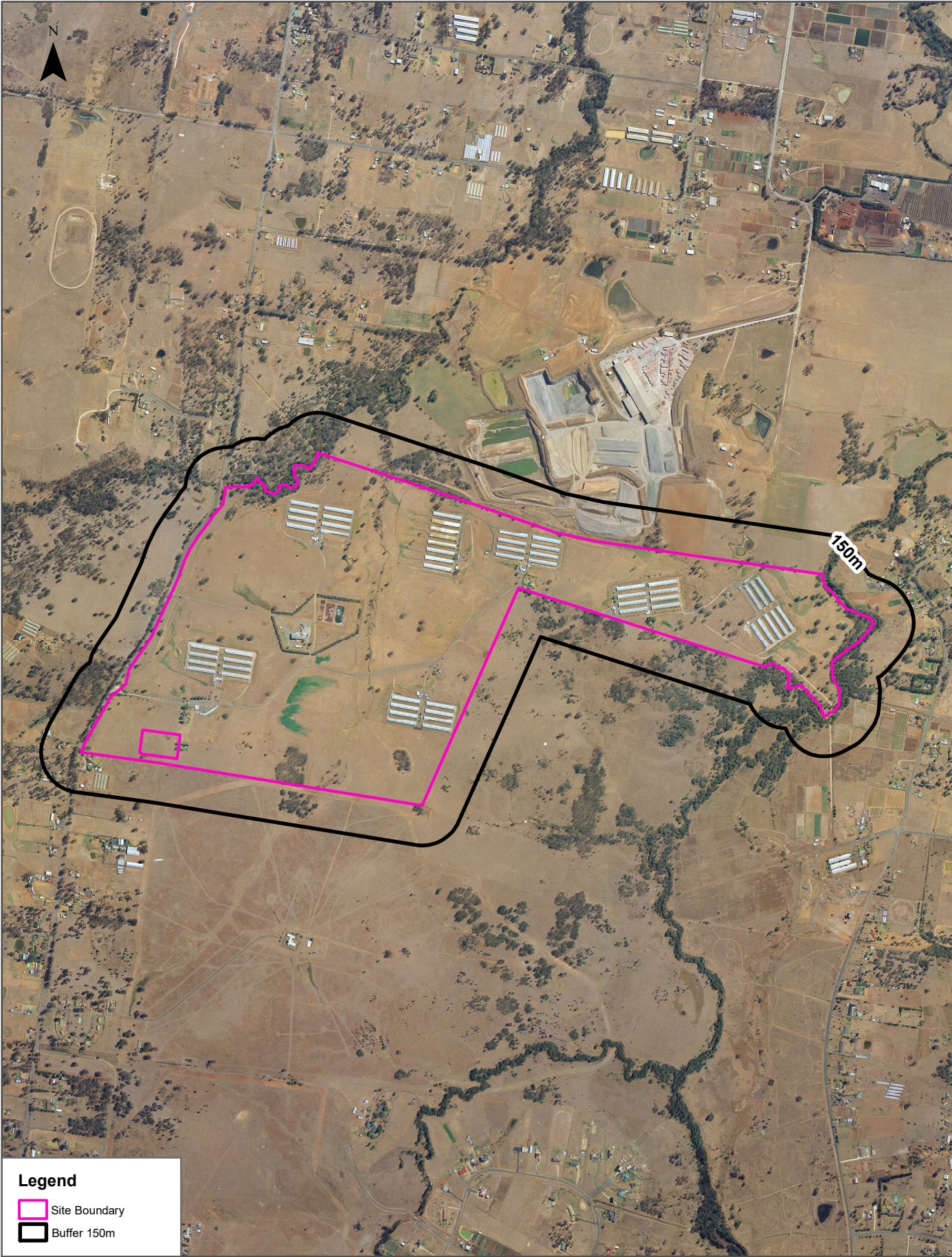


- Legend**
- Site Boundary
 - Buffer 150m

Scale: 0 230 460 690 920 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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Aerial Imagery 1994

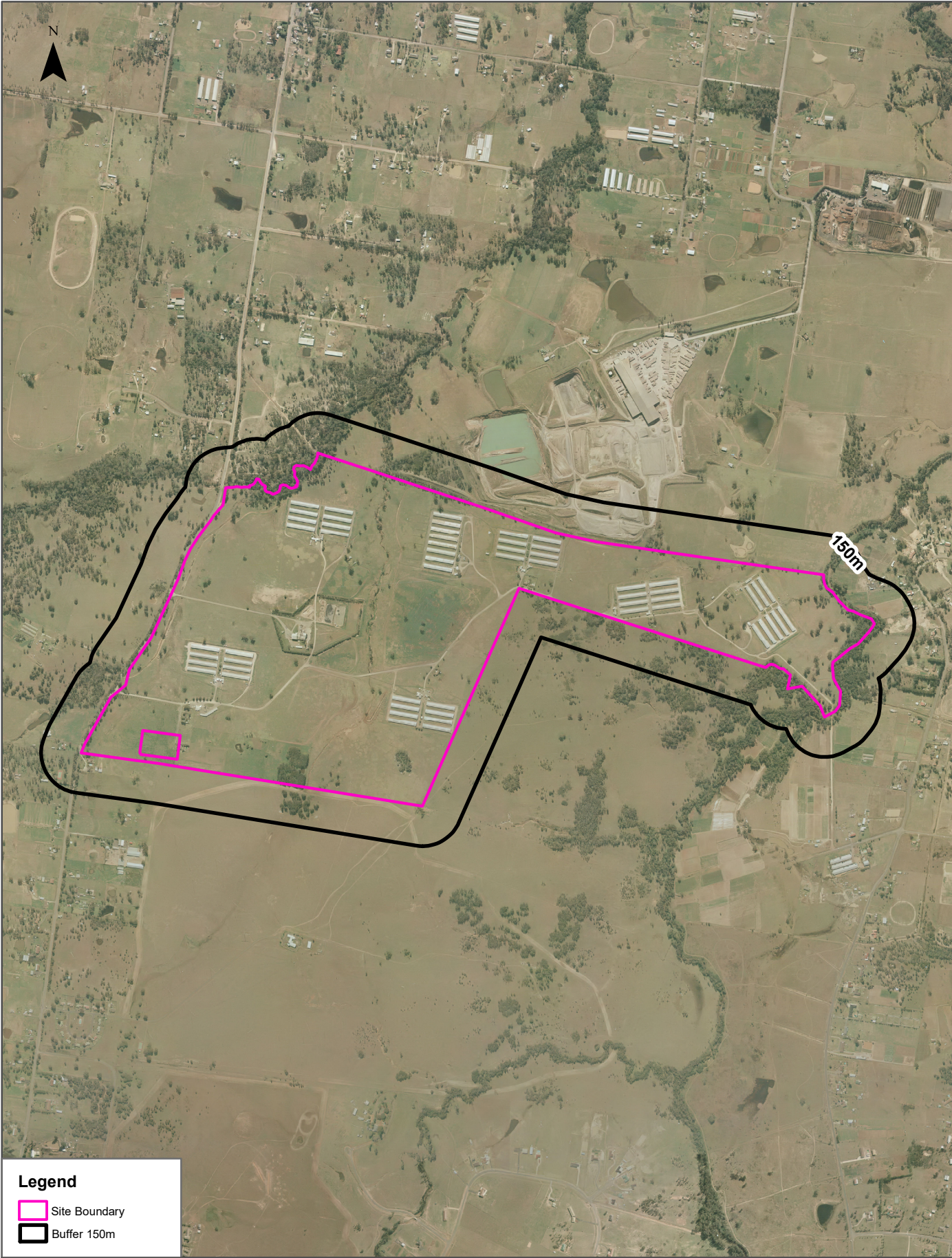
475 Badgerys Creek Road, Bradfield, NSW 2556



Scale: 0 230 460 690 920 Meters	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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Aerial Imagery 1991

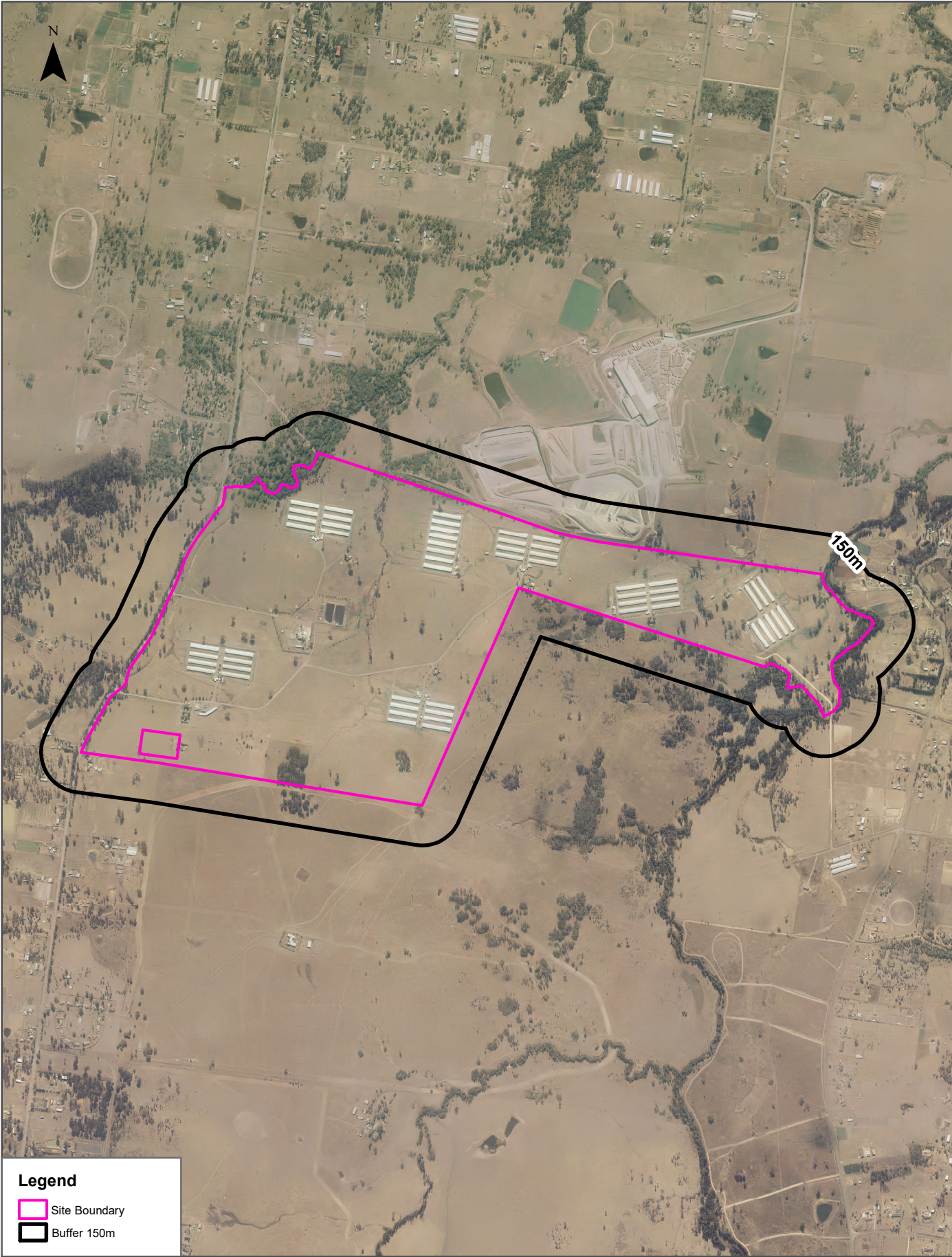
475 Badgerys Creek Road, Bradfield, NSW 2556



Scale: 0 230 460 690 920 Meters	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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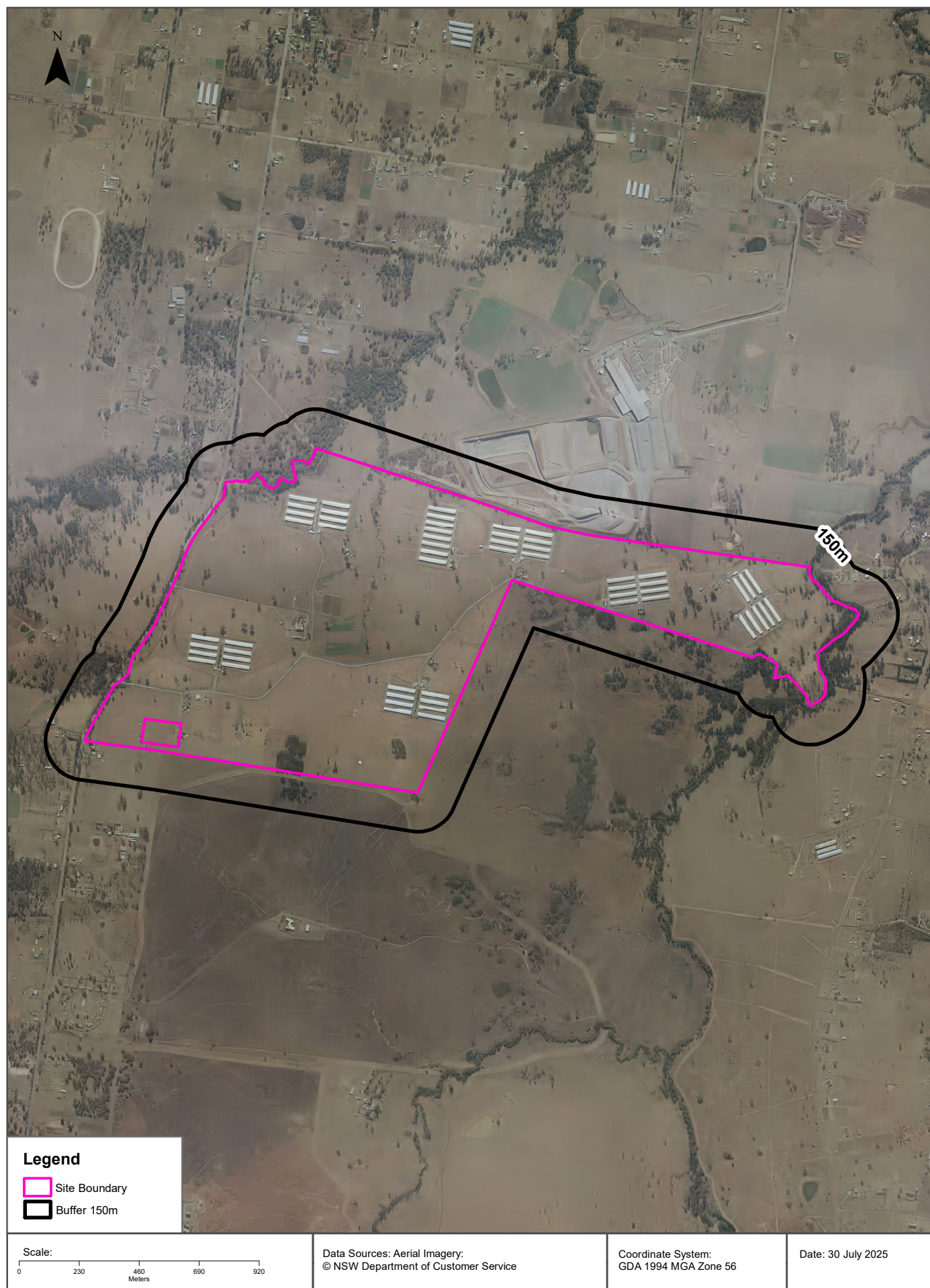
Aerial Imagery 1986

475 Badgerys Creek Road, Bradfield, NSW 2556



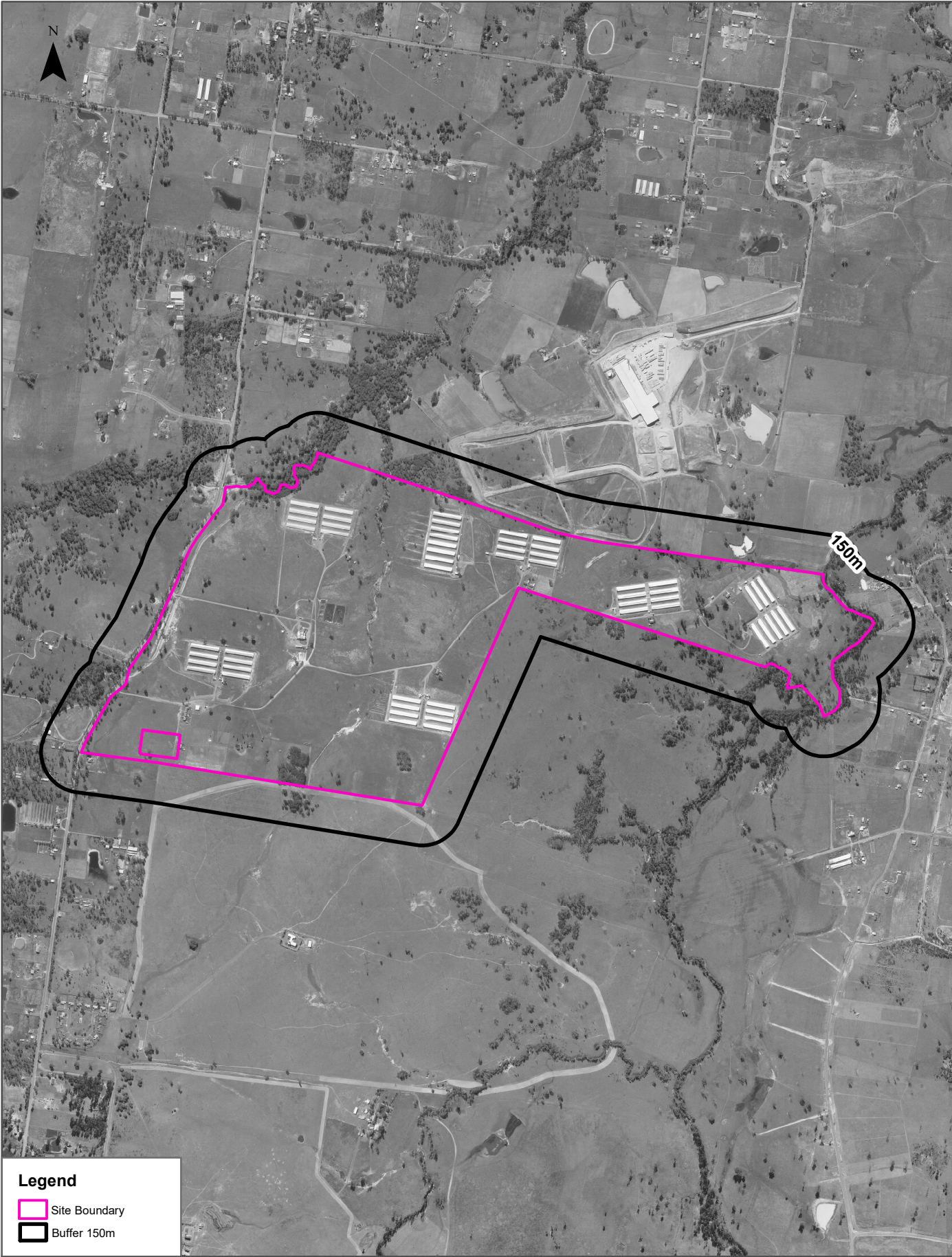
Aerial Imagery 1982

475 Badgerys Creek Road, Bradfield, NSW 2556



Aerial Imagery 1978

475 Badgerys Creek Road, Bradfield, NSW 2556



Aerial Imagery 1970

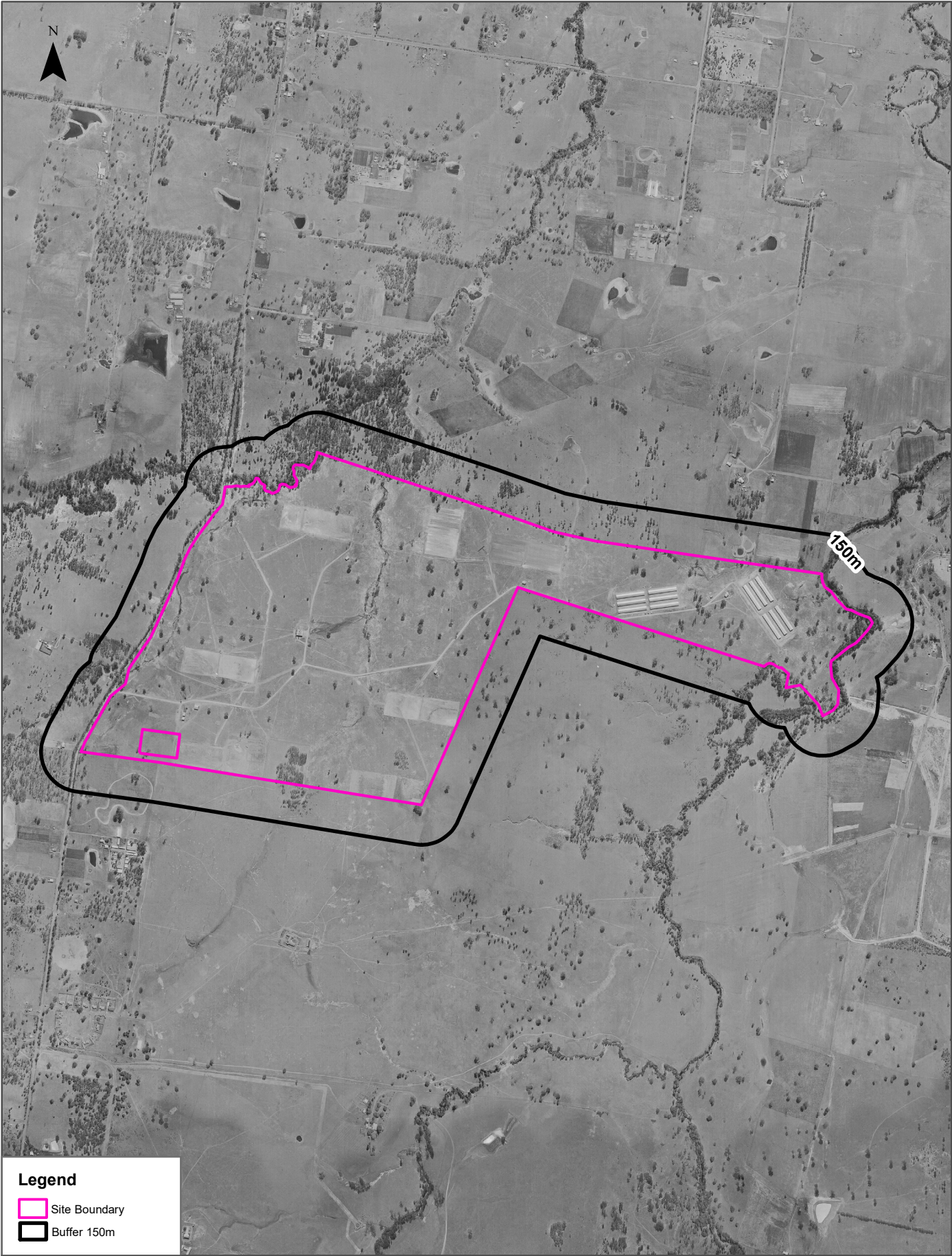
475 Badgerys Creek Road, Bradfield, NSW 2556



Scale: 0 230 460 690 920 Meters	Data Sources: Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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Aerial Imagery 1965

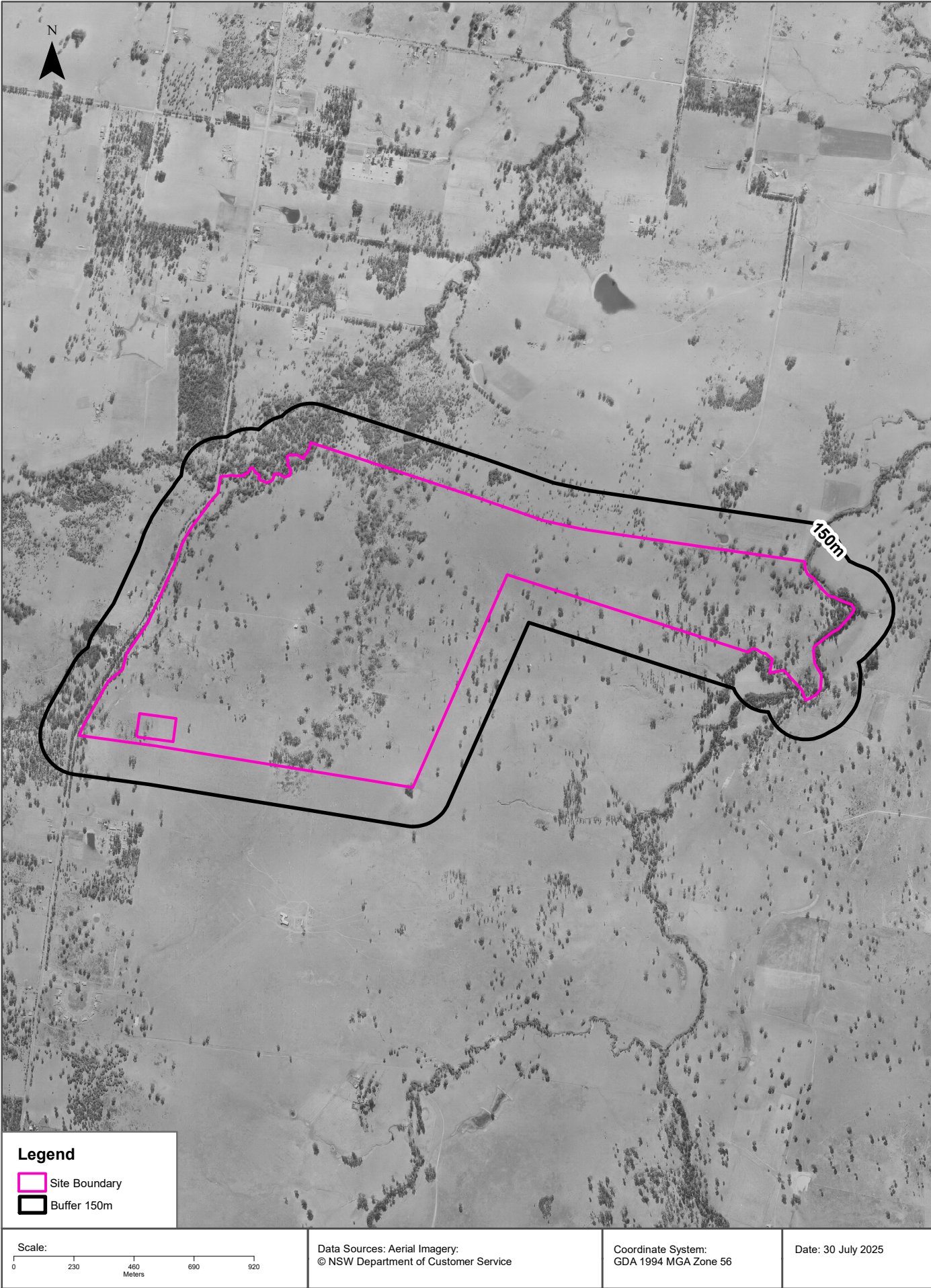
475 Badgerys Creek Road, Bradfield, NSW 2556



Aerial Imagery 1961

475 Badgerys Creek Road, Bradfield, NSW 2556





Aerial Imagery 1949

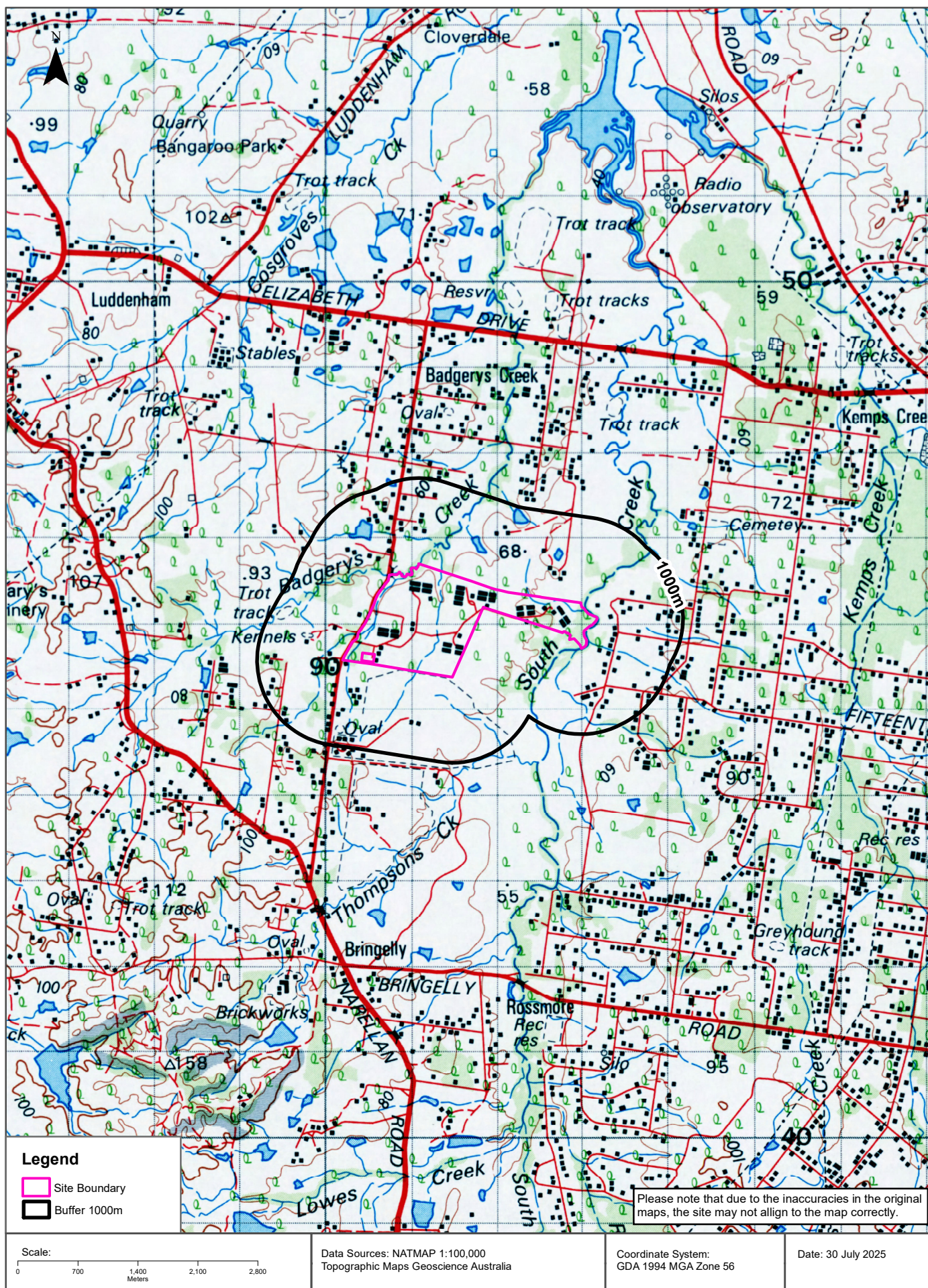
475 Badgerys Creek Road, Bradfield, NSW 2556



Scale: 0 230 460 690 920 Meters	Data Sources Aerial Imagery: ©2025 Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
---------------------------------------	--	--	--------------------

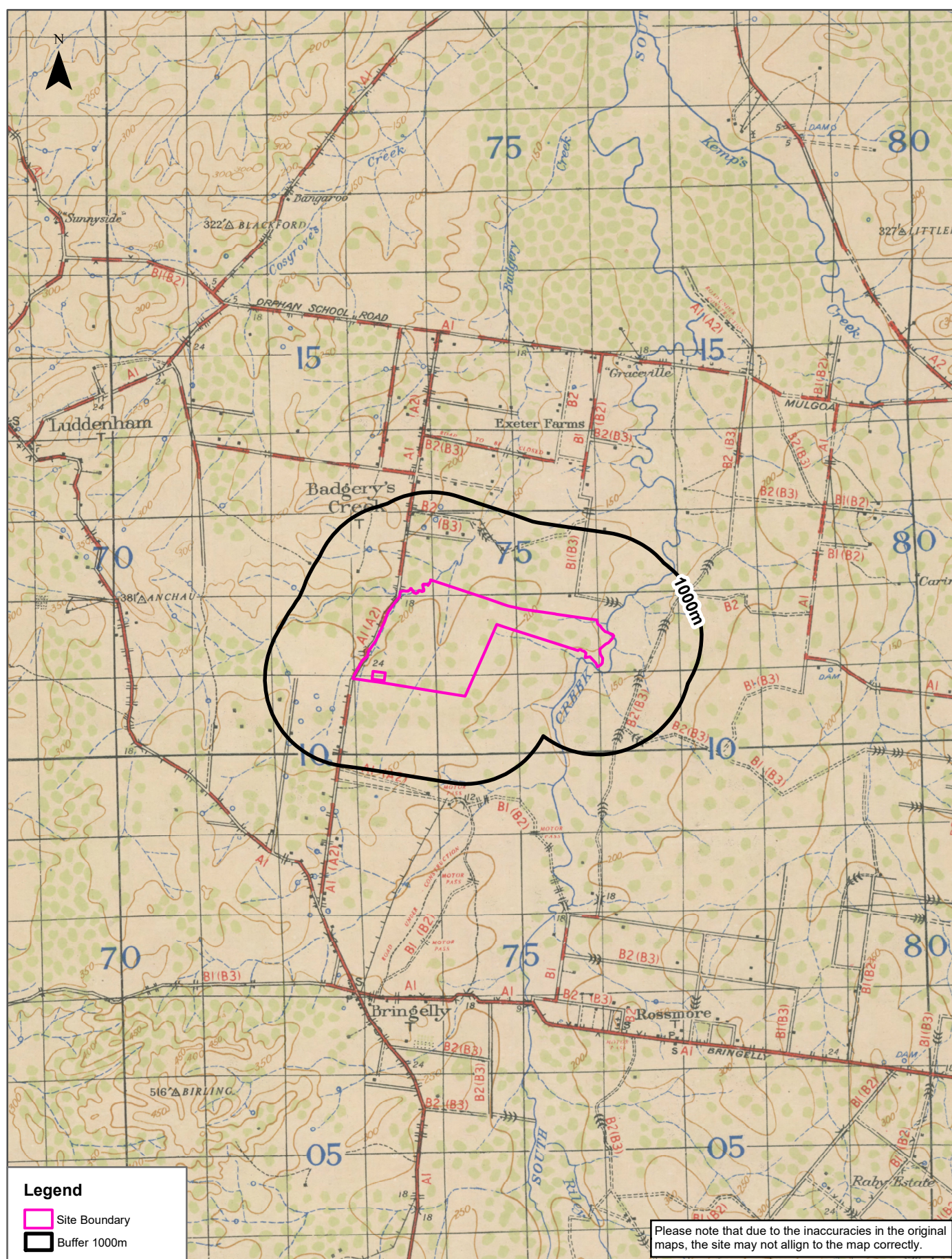
Historical Map 1975

475 Badgerys Creek Road, Bradfield, NSW 2556



Historical Map c.1942

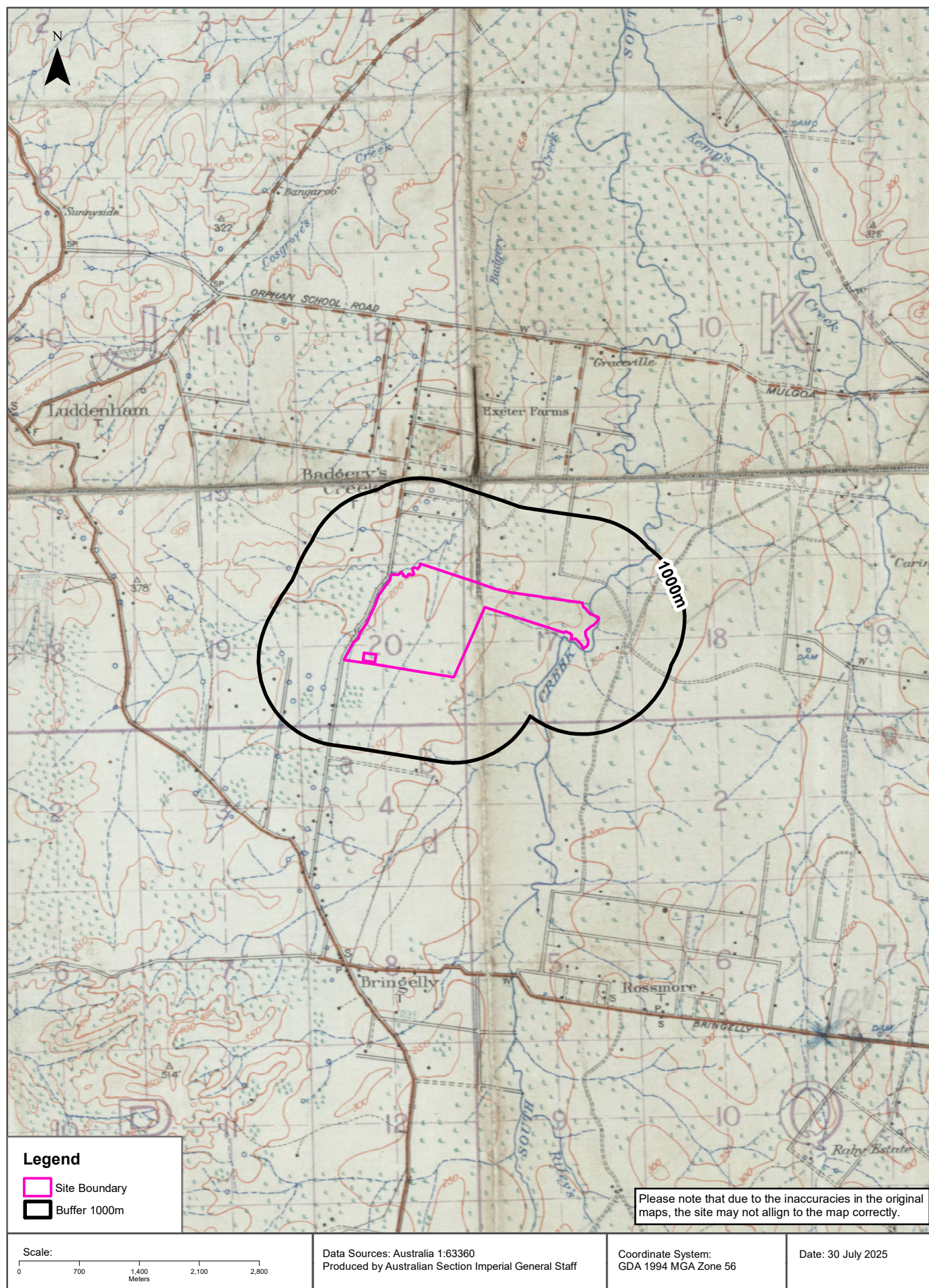
475 Badgerys Creek Road, Bradfield, NSW 2556



Scale: 0 700 1,400 2,100 2,800 Meters	Data Sources: Australia 1:63360 Produced by Australian Section Imperial General Staff	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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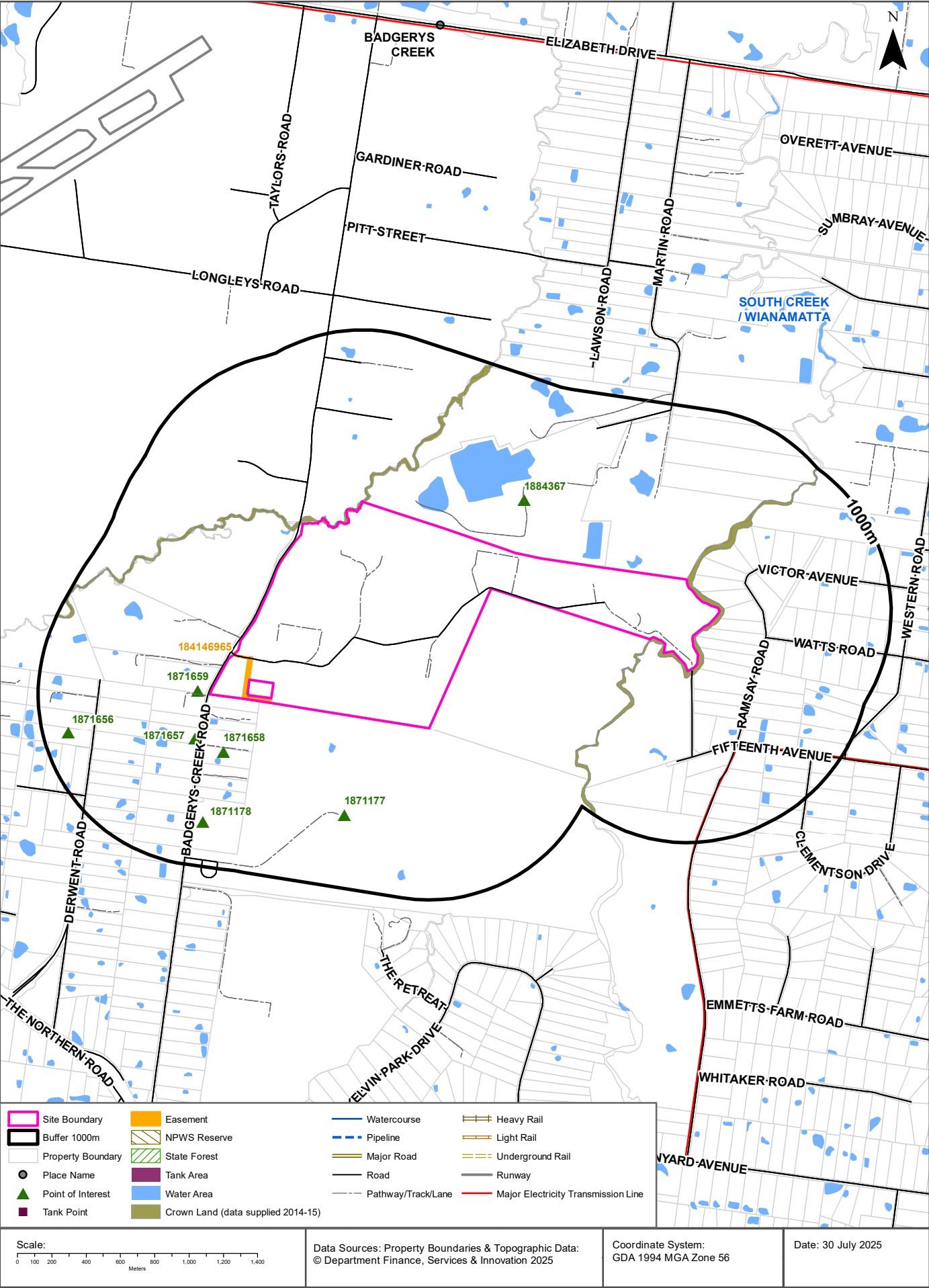
Historical Map c.1929

475 Badgerys Creek Road, Bradfield, NSW 2556



Topographic Features

475 Badgerys Creek Road, Bradfield, NSW 2556



Topographic Features

475 Badgerys Creek Road, Bradfield, NSW 2556

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1871659	Homestead	WAYANDAH	73m	West
1871657	Homestead	DIKARA	269m	South West
1884367	Quarry - Open Cut	BRICK PIT	309m	North East
1871658	Homestead	BEN-EAN	321m	South West
1871177	Transmission Station	BRINGELLY RADIO RECEIVING STATION	576m	South
1871178	Sports Field	Sports Field	743m	South West
1871656	Homestead	THE PEACH TREES	854m	West

Topographic Data Source: © Land and Property Information (2015)

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Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
184146965	Primary	Right of way	7,24 & VAR wide	0m	On-site

Easements Data Source: © Land and Property Information (2015)

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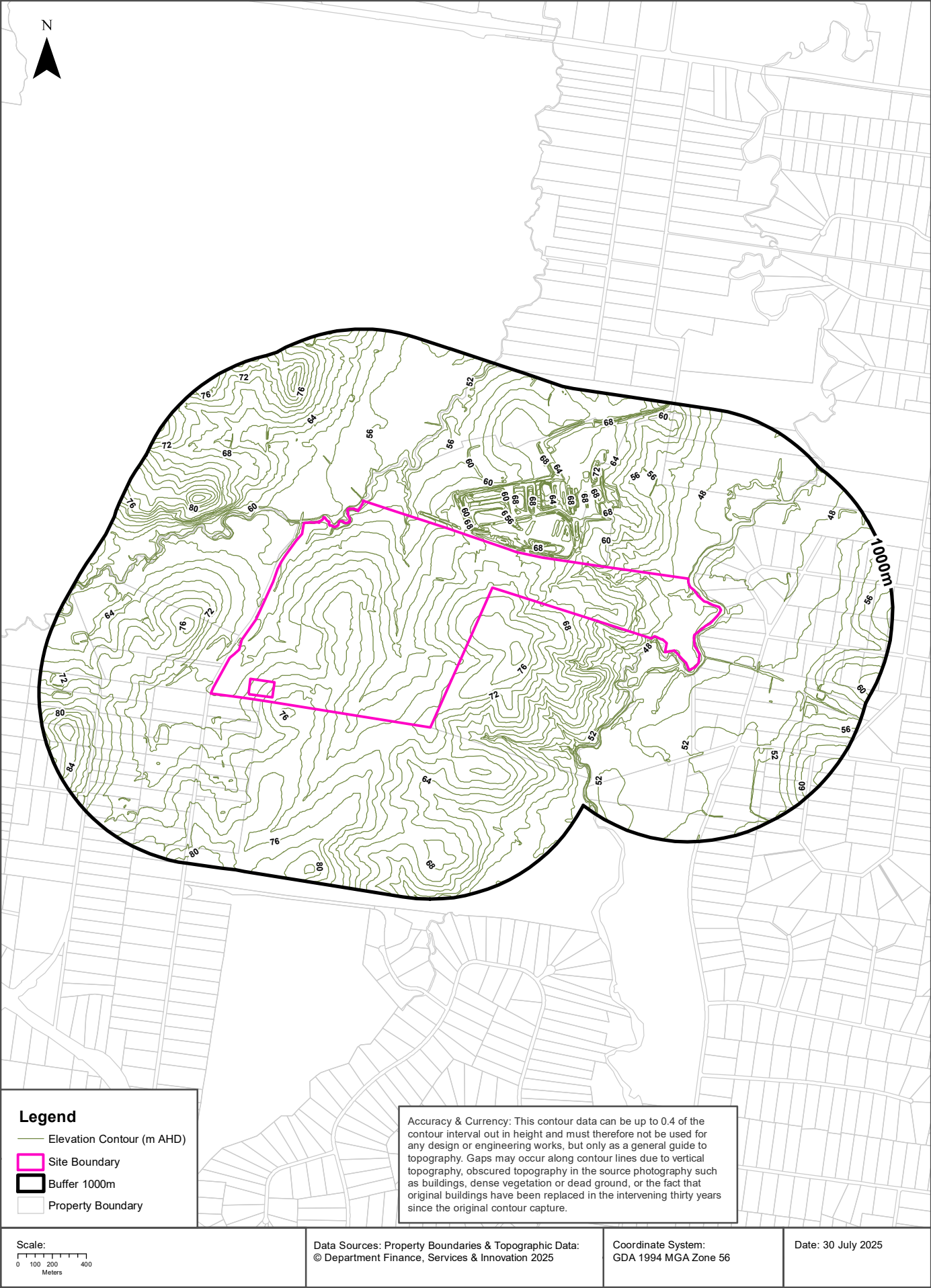
State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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Hydrogeology & Groundwater

475 Badgerys Creek Road, Bradfield, NSW 2556

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

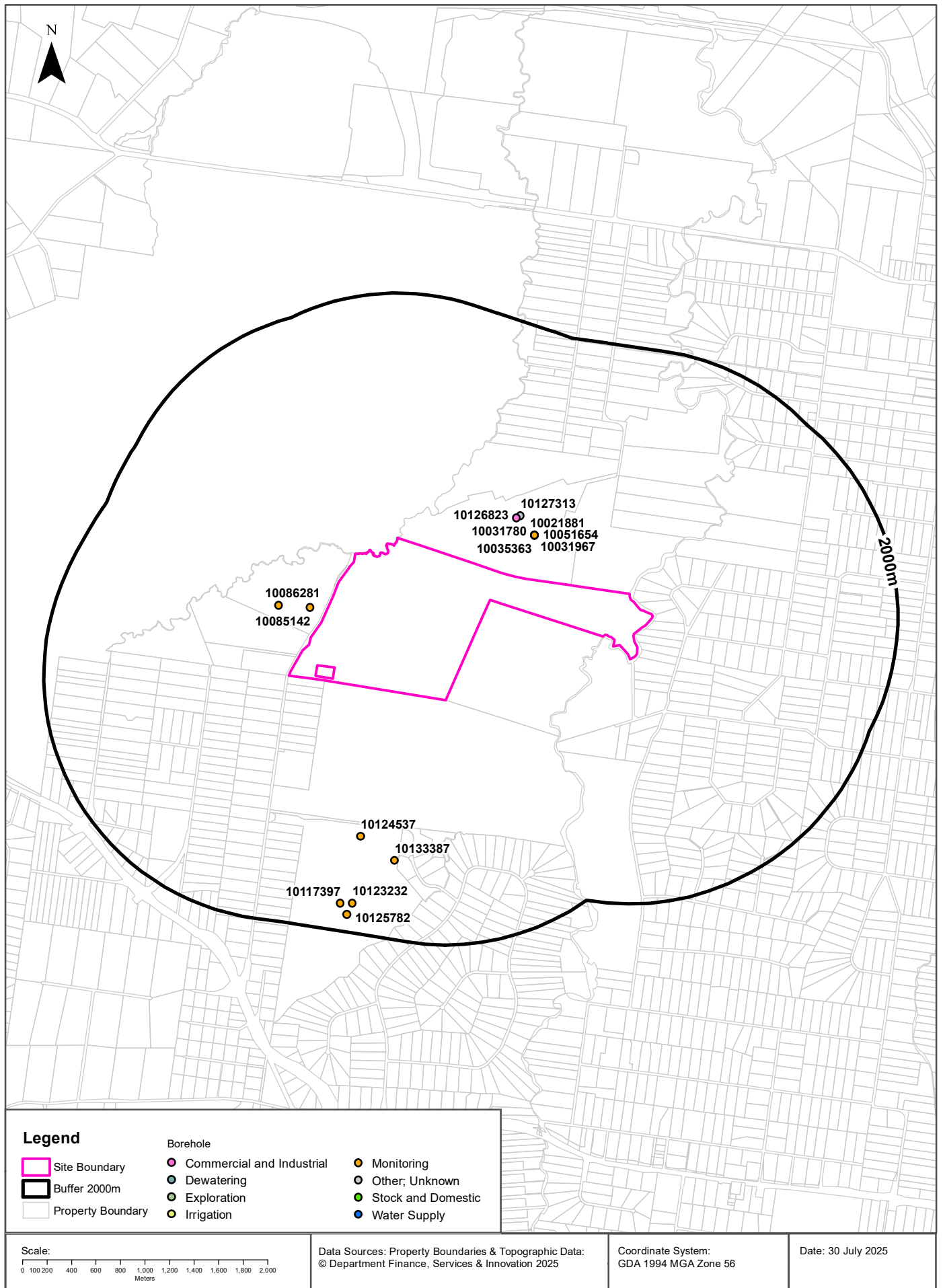
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries

Groundwater Boreholes

475 Badgerys Creek Road, Bradfield, NSW 2556



Hydrogeology & Groundwater

475 Badgerys Creek Road, Bradfield, NSW 2556

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10085142	GW112650	Monitoring	Functional	24/04/2012	30.70		AHD			8.50	130m	West
10021881	GW103741	Monitoring	Unknown	18/04/2001	27.15		AHD	1300			362m	North East
10031780	GW103742	Monitoring	Unknown	19/04/2001	23.93		AHD	1090			362m	North East
10031967	GW103740	Monitoring	Unknown	11/04/2001	32.00		AHD	7840			362m	North East
10035363	GW103739	Monitoring	Unknown	06/04/2001	32.98		AHD	6480			362m	North East
10051654	GW103743	Monitoring	Unknown	12/04/2001	27.25		AHD	5980			362m	North East
10060931	GW103744	Monitoring	Unknown	10/04/2001	32.78		AHD	3200			362m	North East
10086281	GW112649	Monitoring	Functional	24/04/2012	30.12		AHD			6.80	362m	West
10126823	GW106735	Commercial and Industrial	Unknown				AHD		20.000		462m	North East
10127313	GW106636	Unknown	Unknown	16/11/2005			AHD				489m	North East
10124537	GW113441	Monitoring	Functional	15/12/2010	12.20		AHD				1212m	South
10133387	GW113442	Monitoring	Functional	15/12/2010	6.00		AHD				1361m	South
10123232	GW113439	Monitoring	Functional	13/12/2010	12.20		AHD				1759m	South
10117397	GW113438	Monitoring	Functional	13/12/2010	12.20		AHD				1777m	South
10125782	GW113440	Monitoring	Functional	14/12/2010	12.10		AHD				1858m	South

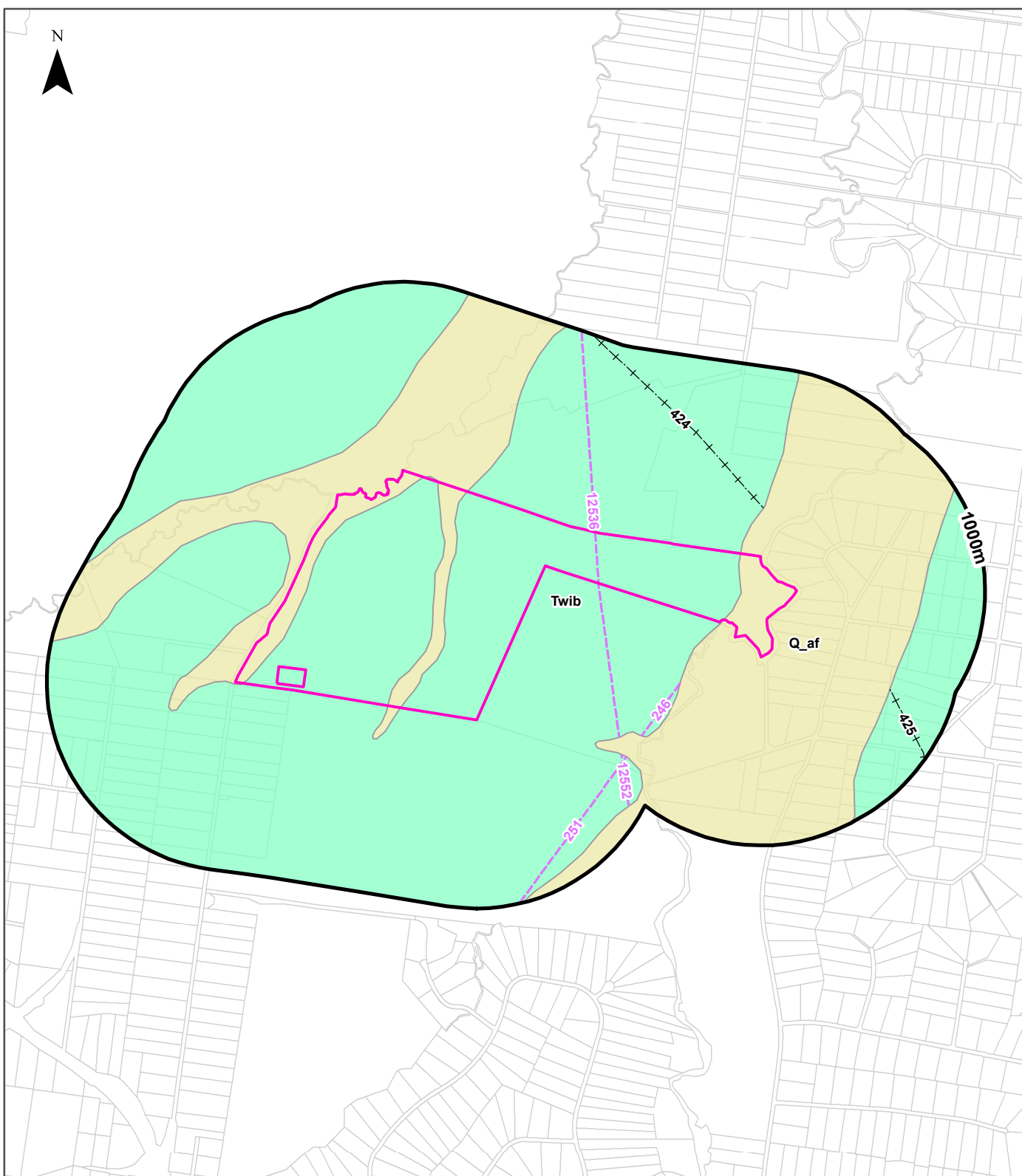
Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

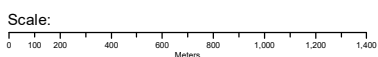
NGIS Bore ID	Drillers Log	Distance	Direction
10085142	0.00m-0.20m TOPSOIL (CLAYEY SILT) 0.20m-3.65m SILTY CLAY 3.65m-5.45m SILTSTONE, CLAYSTONE 5.45m-11.15m SANDSTONE WEATHERED 11.15m-21.15m SILTSTONE 21.15m-22.70m SANDSTONE / SILTSTONE 22.70m-26.30m SILTSTONE FRESH 26.30m-27.80m LAMINITE,SANDSTONE AND SILTSTONE 27.80m-30.70m SILTSTONE,FRESH,GREY	130m	West
10021881	0.00m-0.25m TOPSOIL 0.25m-3.00m SILTY CLAY 3.00m-6.20m WEATHERED SHALE 6.20m-27.15m BRINGELLY SHALE/SILTSTONE/SANDSTONE	362m	North East
10031780	0.00m-0.30m FILL 0.30m-6.00m SILTY CLAY 6.00m-7.10m WEATHERED SHALE 7.10m-8.05m SANDSTONE/SILTSTONE 8.05m-9.10m SHALE 9.10m-17.53m SILTSTONE AND SANDSTONE 17.53m-18.73m BROKEN SHALES 18.73m-23.93m SILTSTONE	362m	North East
10031967	0.00m-0.50m FILL 0.50m-3.00m SILTY CLAY 3.00m-9.00m WEATHERED SILTSTONE 9.00m-32.00m SHALE/SILTSTONE/BRINGELLY SHALE	362m	North East
10035363	0.00m-0.20m FILL 0.20m-3.00m SILTY CLAY 3.00m-5.00m WEATHERED SHALE 5.00m-32.98m BRINGELLY SHALE/SILTSTONE & SANDST.	362m	North East
10051654	0.00m-0.90m FILL 0.90m-4.00m SILTY CLAY (FILL) 4.00m-11.00m SILTY CLAY(NATURAL) 11.00m-27.25m SHALE/SILTSTONE/SANDSTONE	362m	North East
10060931	0.00m-0.30m FILL 0.30m-3.00m SILTY CLAY 3.00m-8.78m WEATHERED SHALE(BRINGELLY) 8.78m-32.78m SHALE/SILTSTONE/SANDSTONE	362m	North East
10086281	0.00m-0.20m TOPSOIL, CLAYEY SILT 0.20m-2.10m SILTY CLAY 2.10m-7.40m CLAYSTONE,WEATHERED 7.40m-8.76m SANDSTONE,WEATHERED 8.76m-13.84m SILTSTONE , WEATHERED 13.84m-14.40m LAMINITE,SANDSTONE AND SILTSTONE 14.40m-27.73m SILTSTONE,WEATHERED,DARK GREY 27.73m-29.16m LAMINITE,SANDSTONE AND SILTSTONE 29.16m-30.12m SILTSTONE,M/STRENGTH.DARK GREY	362m	West

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Linear Geological Structures and Boundaries

- | | | | | | | | |
|---|-------------------|---|---------------------|---|------------------------------------|---|--------------------------|
|  | Site Boundary |  | Trendline |  | Marker Bed |  | Miscellaneous Boundary |
|  | Report Buffer |  | Fold Axis |  | Faulted Boundary |  | Water/Coastline Boundary |
|  | Property Boundary |  | Geological Boundary |  | Shear Zone or Schist Zone Boundary |  | State/Territory Border |



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 30 July 2025

Geology

475 Badgerys Creek Road, Bradfield, NSW 2556

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Q_af	Alluvial floodplain deposits	Silt, very fine- to medium-grained lithic to quartz-rich sand, clay.	/Alluvium//Alluvial floodplain deposits//	Quaternary (base) to Now (top)	Clastic sediment	0m	On-site
Twib	Bringelly Shale	Shale, carbonaceous claystone, laminite, lithic sandstone, rare coal.	/Wianamatta Group//Bringelly Shale//	Middle Triassic (base) to Middle Triassic (top)	Shale	0m	On-site

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
NA	No records in buffer					

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
12536	Lineament	Unknown	Narellan Lineament	0m	On-site
246	Lineament	Unknown		373m	South East
251	Lineament	Unknown		756m	South East
12552	Lineament	Unknown	Narellan Lineament	775m	South East

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
424	Anticline, position accurate	Undefined	Rossmore Anticline	255m	East
425	Anticline, position accurate	Undefined	Rossmore Anticline	661m	East

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

475 Badgerys Creek Road, Bradfield, NSW 2556

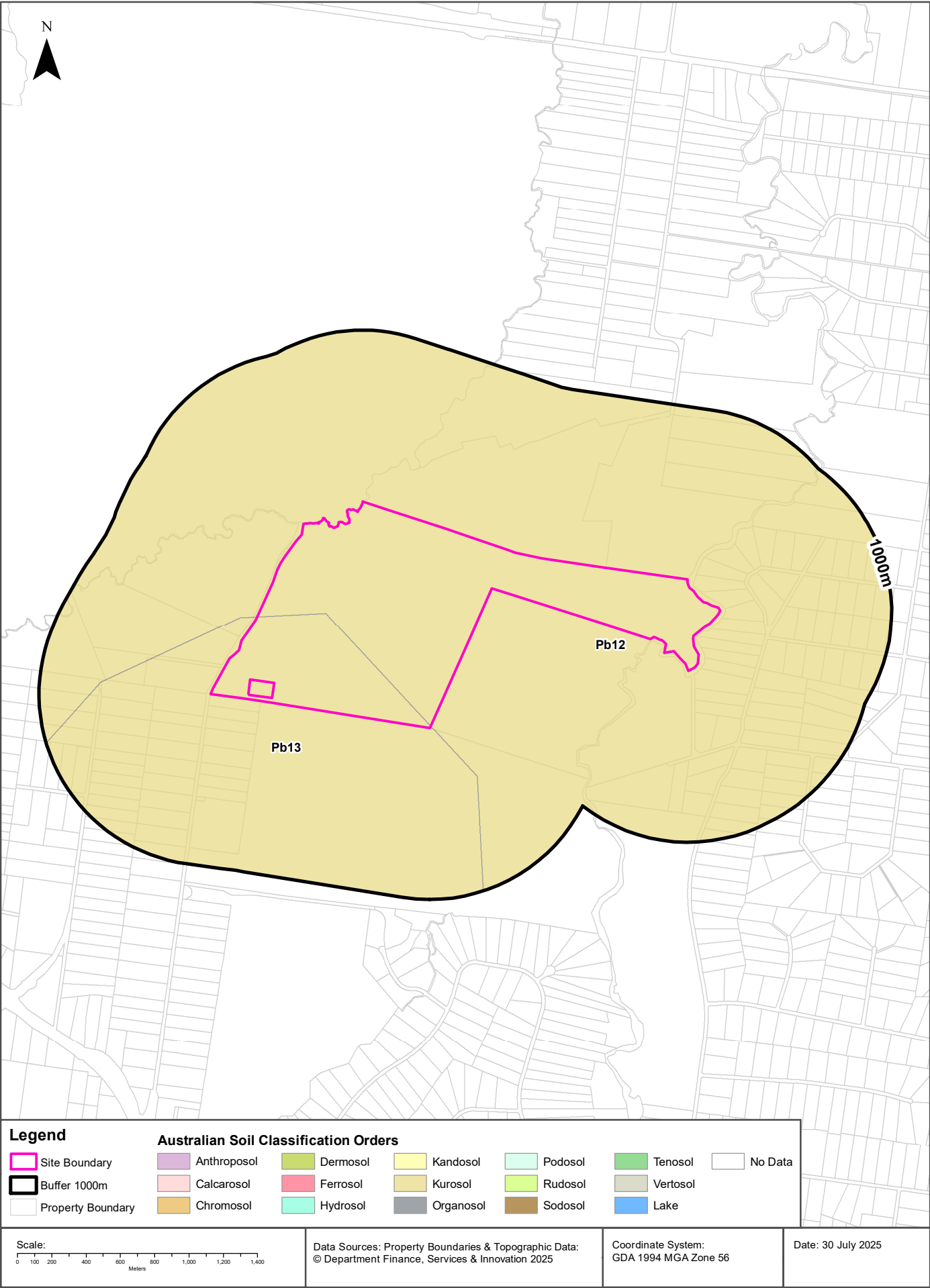
Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Soils

475 Badgerys Creek Road, Bradfield, NSW 2556

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

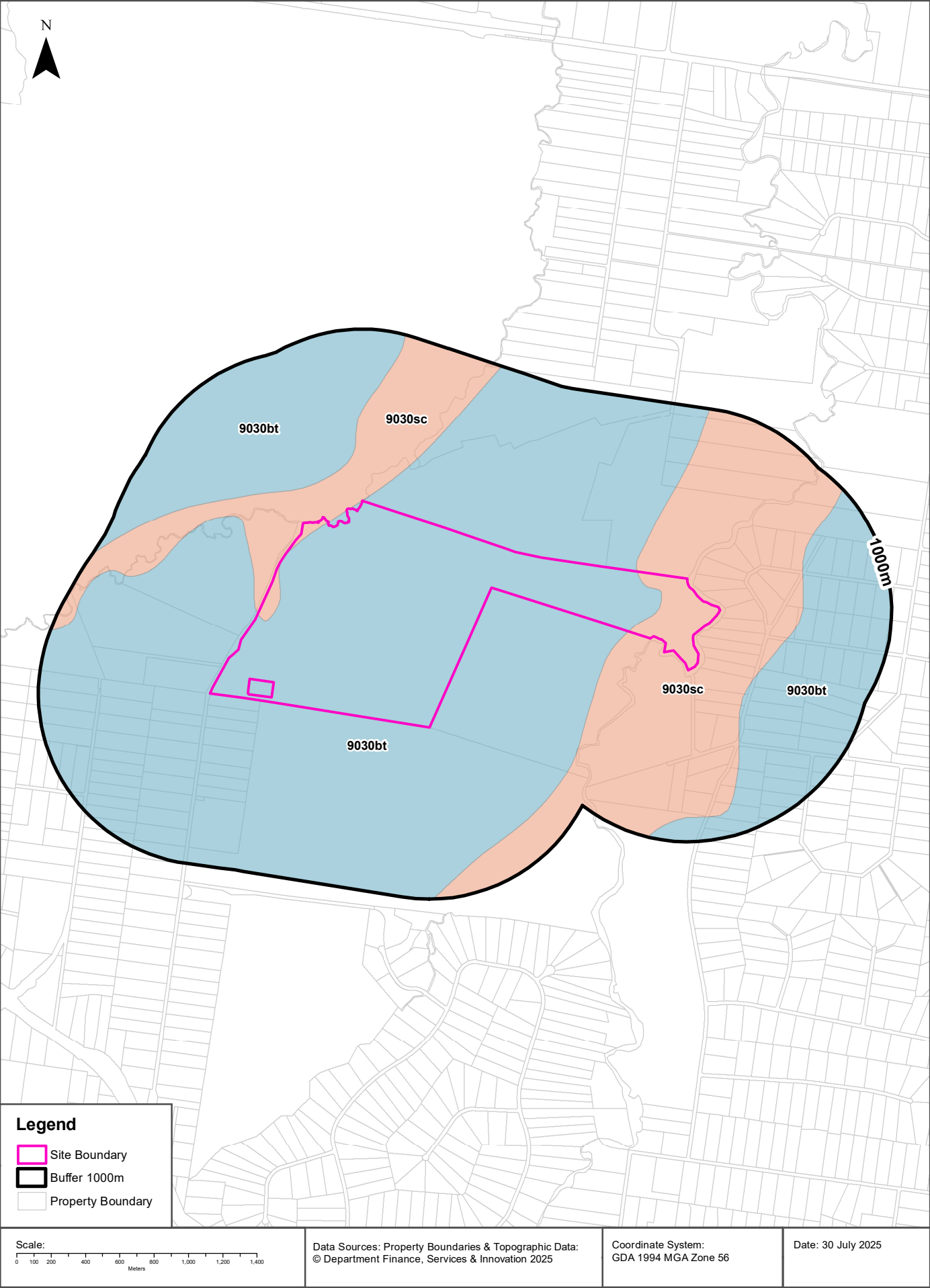
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Pb12	Kurosol	Gently rolling to rounded hilly country with some steep slopes and broad valleys: chief soils are hard acidic red soils (Dr2.21) with hard neutral and acidic yellow mottled soils (Dy3.42 and Dy3.41) on lower slopes and in valleys. Associated are small areas of various soils including (Gn3.54) on some ridges, (Dr3.31) on some slopes; (Dr2.23) in saddles and some mid-slope positions, and some low-lying swampy areas of (Uf6) soils and (Uc1.2) soils with peaty surfaces. Small areas of other soils such as (Db1.2) are likely throughout.	0m	On-site
Pb13	Kurosol	Ridge and valley country of gently undulating ridge tops and steep side slopes often with slumping, also rounded hilly to steep hilly areas and relatively narrow valleys: chief soils are hard acidic red soils (Dr2.21) with hard acidic yellow mottled soils (Dy3.41); in places some ironstone gravels occur in both these soils. Associated are hard neutral and alkaline red soils (Dr2.22 and Dr2.23) in saddles and some mid-slope positions; (Dy3.42 and Dy3.43) soils, usually in depressions; and small areas of undescribed soils in wet soaks and valley areas. Small areas of other soils are likely throughout.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

475 Badgerys Creek Road, Bradfield, NSW 2556



Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9030bt	Blacktown	0m	On-site
9030sc	South Creek	0m	On-site

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

475 Badgerys Creek Road, Bradfield, NSW 2556

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

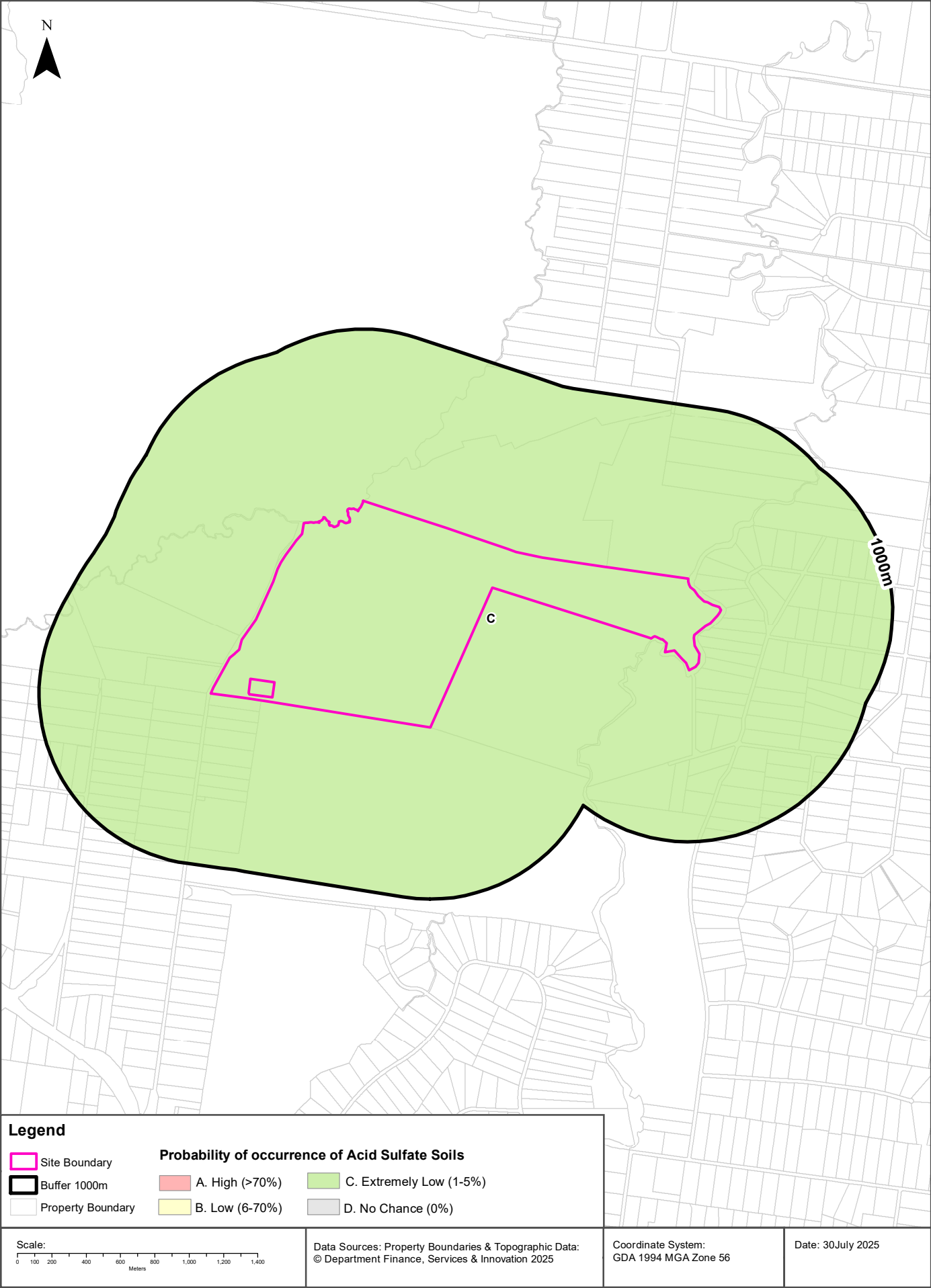
Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Acid Sulfate Soils

475 Badgerys Creek Road, Bradfield, NSW 2556

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

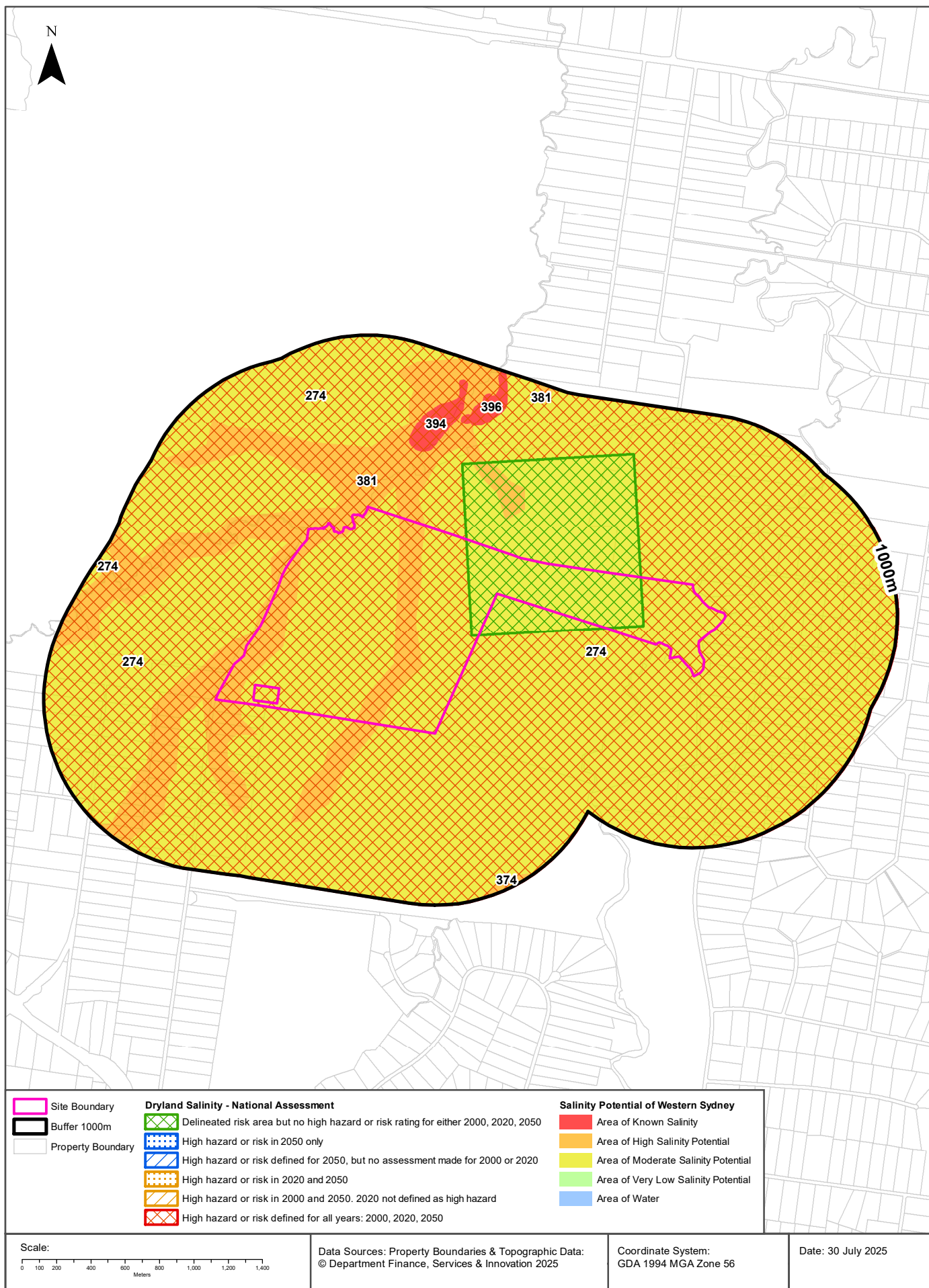
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

475 Badgerys Creek Road, Bradfield, NSW 2556



Dryland Salinity

475 Badgerys Creek Road, Bradfield, NSW 2556

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

Yes

Is there Dryland Salinity - National Assessment data within the dataset buffer?

Yes

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
High hazard or risk	High hazard or risk	High hazard or risk	0m	On-site
Delineated risk area but no high hazard or risk rating	Delineated risk area but no high hazard or risk rating	Delineated risk area but no high hazard or risk rating	0m	On-site

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
274	MODERATE	Area of Moderate Salinity Potential	0m	On-site
381	HIGH	Area of High Salinity Potential	0m	On-site
394	SALT	Area of Known Salinity	401m	North
396	SALT	Area of Known Salinity	634m	North
374	HIGH	Area of High Salinity Potential	929m	South

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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Mining

475 Badgerys Creek Road, Bradfield, NSW 2556

Mining Subsidence Districts

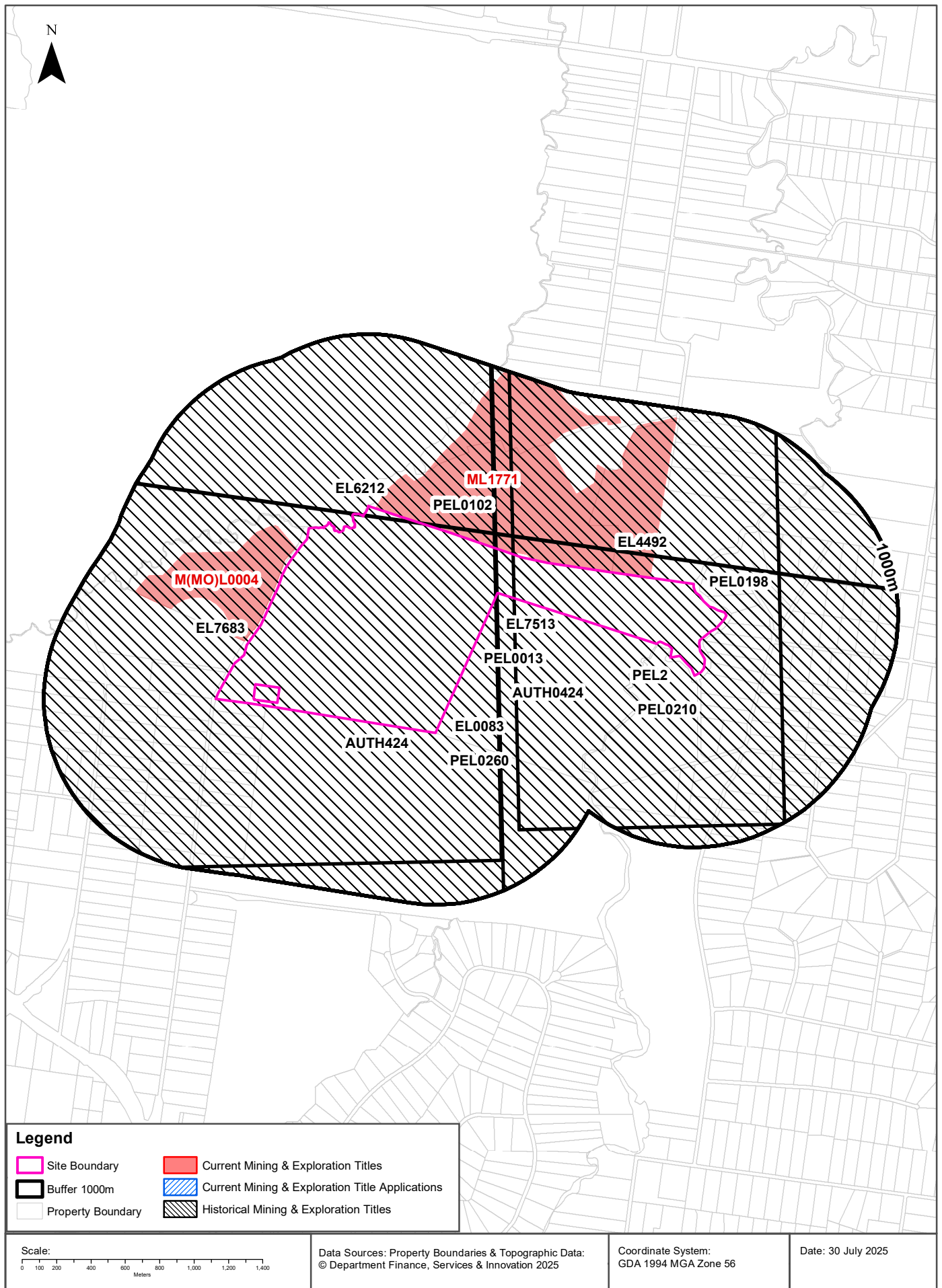
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

475 Badgerys Creek Road, Bradfield, NSW 2556



Mining

475 Badgerys Creek Road, Bradfield, NSW 2556

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
ML1771	PGH BRICKS & PAVERS PTY LIMITED	04/05/2018	27/09/2031	20180504	MINING	MINERALS	Clay/Shale	0m	North East
M (MO)L0004	ABDUL-RAHMAN, Ali; ELFORD, Marie Antionette	15/12/2016	15/12/2037	20161215	MINING	MINERALS	Clay/Shale	20m	West

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

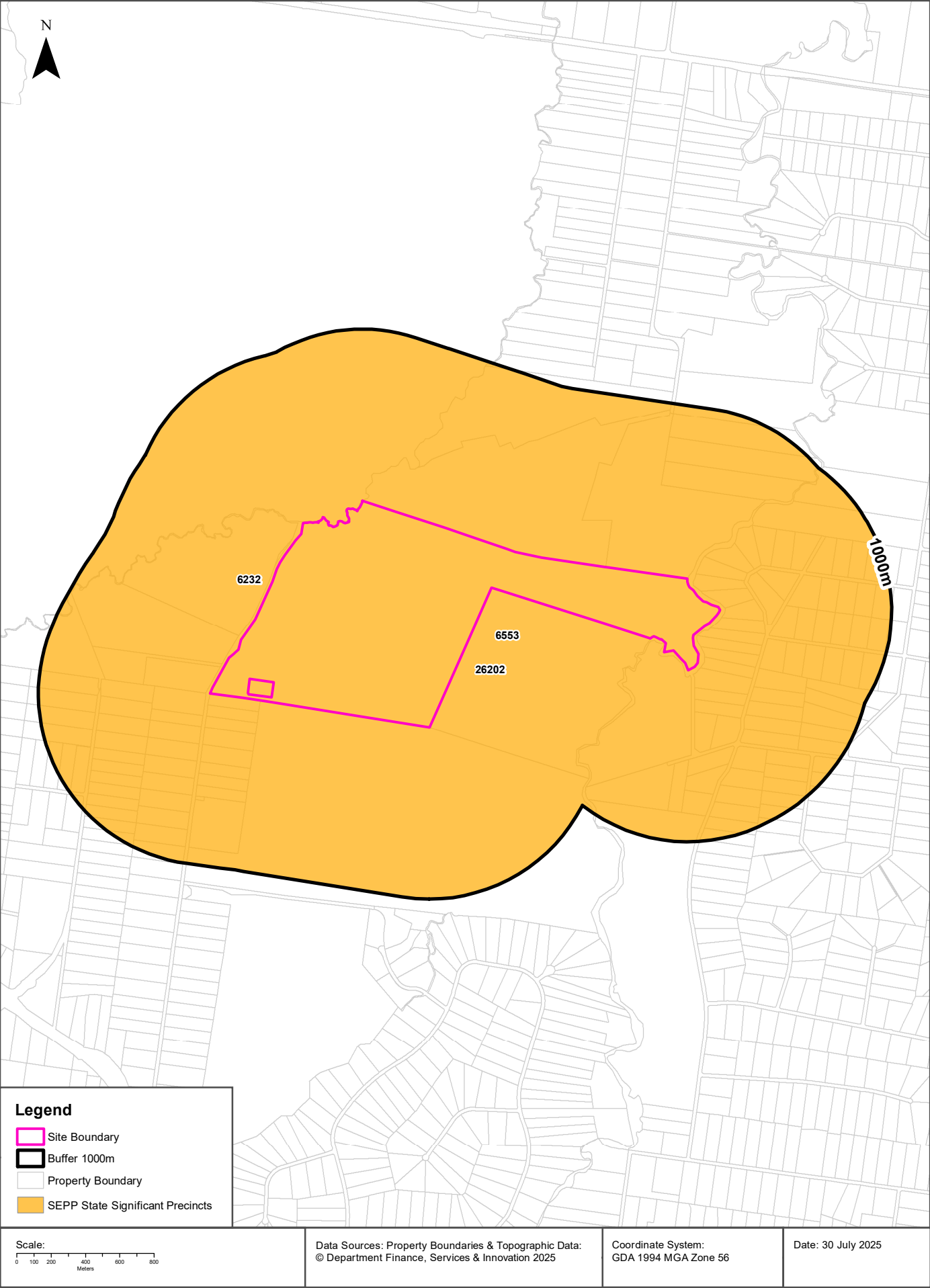
Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
AUTH0424	SECRETARY OF THE DEPARTMENT OF PLANNING AND ENVIRONMENT	19900119	20190501	COAL	Coal	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL2	AGL UPSTREAM INVESTMENTS PTY LIMITED	20000120	20001108	MINERALS		0m	On-site
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
EL4492	PACIFIC WASTE MANAGEMENT PTY LTD	19930301	19931101	MINERALS		0m	On-site
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
AUTH424	SECRETARY OF THE DEPARTMENT OF PLANNING AND ENVIRONMENT	19940501	20000407	MINERALS		0m	On-site
EL7683	EPIC MINING PTY LTD	20110107	20130107	MINERALS		0m	On-site
PEL0013	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
EL7513	GRADIENT ENERGY LIMITED	20100407	20110415	MINERALS	Geothermal	0m	On-site
EL6212	HOT ROCK ENERGY PTY LTD, LONGREACH OIL LIMITED	20040304	20130303	MINERALS	Geothermal	0m	On-site

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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SEPP State Significant Precincts

475 Badgerys Creek Road, Bradfield, NSW 2556



State Environmental Planning Policy

475 Badgerys Creek Road, Bradfield, NSW 2556

State Significant Precincts

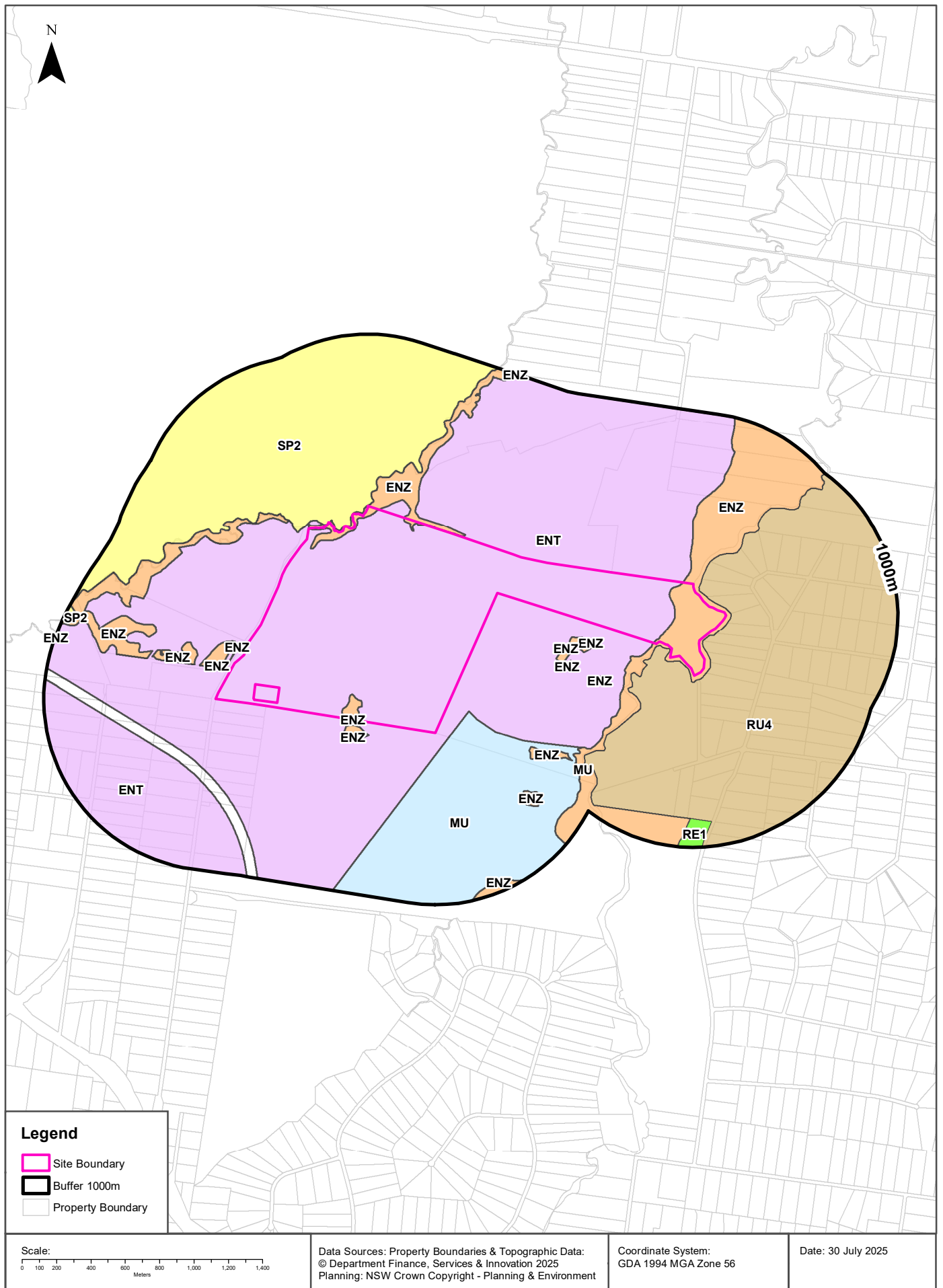
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
6553		State Environmental Planning Policy (Precincts - Western Parkland City) 2021	02/12/2021	01/03/2022	01/03/2022		0m	On-site
6232		State Environmental Planning Policy (Precincts - Western Parkland City) 2021	25/03/2022	25/03/2022	25/03/2022	State Environmental Planning Policy (Precincts?Western Parkland City) Amendment (Miscellaneous) 2022	0m	On-site
26202		State Environmental Planning Policy (Precincts - Western Parkland City) 2021	25/03/2022	25/03/2022	25/03/2022	State Environmental Planning Policy (Precincts?Western Parkland City) Amendment (Miscellaneous) 2022	0m	On-site

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

475 Badgerys Creek Road, Bradfield, NSW 2556



Environmental Planning Instrument

475 Badgerys Creek Road, Bradfield, NSW 2556

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
ENT	Enterprise		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	0m	On-site
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	0m	On-site
SP2	Infrastructure	Western Sydney International (Nancy-Bird Walton) *	State Environmental Planning Policy (Precincts—Western Parkland City) 2021	02/12/2021	01/03/2022	16/12/2022		0m	North West
RU4	Primary Production Small Lots		Liverpool Local Environmental Plan 2008	10/01/2025	10/01/2025	10/01/2025	Map Amendment No 9	13m	East
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	31m	South West
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	33m	West
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	58m	West
MU	Mixed Use		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	76m	South

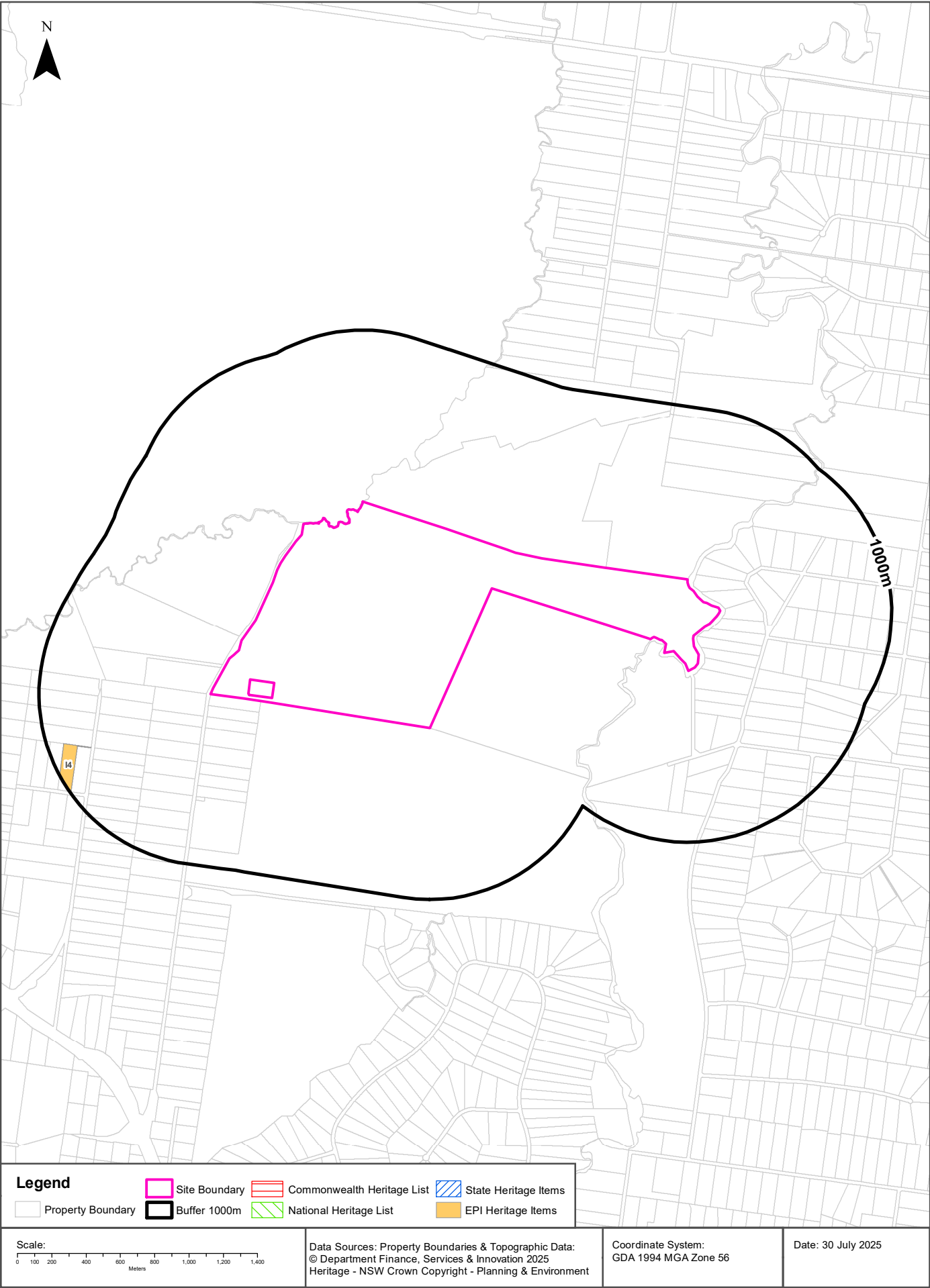
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	96m	East
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	99m	East
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	125m	West
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	199m	West
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	245m	East
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	266m	East
ENT	Enterprise		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	422m	South West
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	537m	South East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	614m	South East
MU	Mixed Use		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	809m	South East
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	825m	South East
RE1	Public Recreation		Liverpool Local Environmental Plan 2008	21/04/2023	26/04/2023	10/01/2025	Map Amendment No 6	831m	South East
ENZ	Environment and Recreation		State Environmental Planning Policy (Precincts—Western Parkland City) 2021	25/03/2022	25/03/2022	16/12/2022	State Environmental Planning Policy (Precincts—Western Parkland City) Amendment (Miscellaneous) 2022	991m	North

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Heritage Items

475 Badgerys Creek Road, Bradfield, NSW 2556



Heritage

475 Badgerys Creek Road, Bradfield, NSW 2556

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I4	Mount Pleasant homestead	Item - General	Local	State Environmental Planning Policy (Precincts?Western Parkland City) 2021	02/12/2021	01/03/2022	25/03/2022	763m	South West

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Natural Hazards

475 Badgerys Creek Road, Bradfield, NSW 2556

Bush Fire Prone Land

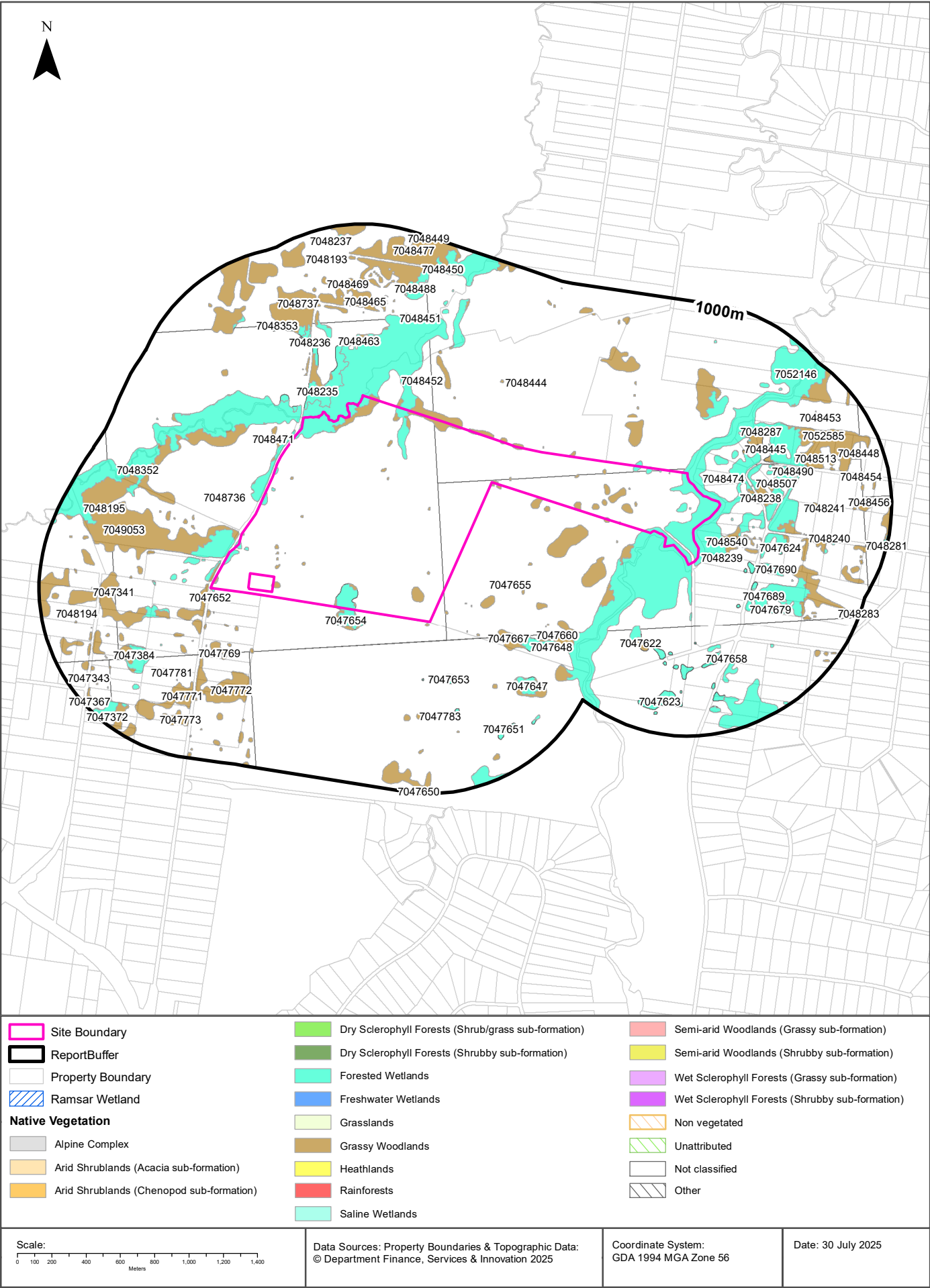
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 1	0m	On-site
Vegetation Category 3	0m	On-site
Vegetation Category 2	0m	On-site
Vegetation Buffer	0m	On-site

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands

475 Badgerys Creek Road, Bradfield, NSW 2556



Ecological Constraints

475 Badgerys Creek Road, Bradfield, NSW 2556

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7047654	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	0m	On-site
7047655	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7048444	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7048736	Not classified	(Not classified) Not classified	Not classified	0m	On-site
7049053	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	0m	On-site
7052146	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	0m	On-site
7048235	Forested Wetlands	(Forested Wetlands) Coastal Valleys Riparian Forest	Coastal Floodplain Wetlands	32m	North West
7048474	Not classified	(Not classified) Not classified	Not classified	32m	East
7048452	Not classified	(Not classified) Not classified	Not classified	40m	North
7047652	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	52m	South West
7048471	Not classified	(Not classified) Not classified	Not classified	85m	North West
7048239	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	92m	East
7047783	Not classified	(Not classified) Not classified	Not classified	112m	South
7048517	Not classified	(Not classified) Not classified	Not classified	144m	East
7048527	Not classified	(Not classified) Not classified	Not classified	163m	East
7048540	Not classified	(Not classified) Not classified	Not classified	163m	East
7048238	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	176m	East
7048545	Not classified	(Not classified) Not classified	Not classified	182m	East
7048539	Not classified	(Not classified) Not classified	Not classified	183m	East
7048470	Not classified	(Not classified) Not classified	Not classified	271m	North
7048467	Not classified	(Not classified) Not classified	Not classified	274m	North West
7047623	Forested Wetlands	(Forested Wetlands) Coastal Valleys Riparian Forest	Coastal Floodplain Wetlands	276m	South East
7048445	Not classified	(Not classified) Not classified	Not classified	301m	East
7048463	Not classified	(Not classified) Not classified	Not classified	301m	North
7048287	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	309m	East
7047653	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	321m	South
7047781	Not classified	(Not classified) Not classified	Not classified	339m	South West
7048507	Not classified	(Not classified) Not classified	Not classified	343m	East
7052585	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	355m	East
7048286	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	357m	East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7047658	Not classified	(Not classified) Not classified	Not classified	358m	South East
7047769	Not classified	(Not classified) Not classified	Not classified	362m	South West
7048515	Not classified	(Not classified) Not classified	Not classified	376m	East
7048516	Not classified	(Not classified) Not classified	Not classified	384m	East
7047686	Not classified	(Not classified) Not classified	Not classified	397m	East
7048236	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	407m	North West
7047624	Forested Wetlands	(Forested Wetlands) Coastal Valleys Riparian Forest	Coastal Floodplain Wetlands	419m	East
7048193	Not classified	(Not classified) Not classified	Not classified	435m	North West
7047689	Not classified	(Not classified) Not classified	Not classified	436m	East
7047667	Not classified	(Not classified) Not classified	Not classified	448m	South East
7048353	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	449m	North West
7048490	Not classified	(Not classified) Not classified	Not classified	450m	East
7047690	Not classified	(Not classified) Not classified	Not classified	455m	East
7048512	Not classified	(Not classified) Not classified	Not classified	468m	East
7047679	Not classified	(Not classified) Not classified	Not classified	471m	East
7048502	Not classified	(Not classified) Not classified	Not classified	473m	East
7048453	Not classified	(Not classified) Not classified	Not classified	485m	East
7047622	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	489m	South East
7048482	Not classified	(Not classified) Not classified	Not classified	505m	East
7048451	Not classified	(Not classified) Not classified	Not classified	517m	North
7047648	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	524m	South East
7047651	Forested Wetlands	(Forested Wetlands) Coastal Valleys Riparian Forest	Coastal Floodplain Wetlands	528m	South
7047649	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	530m	South West
7047660	Not classified	(Not classified) Not classified	Not classified	537m	South East
7048465	Not classified	(Not classified) Not classified	Not classified	543m	North
7047684	Not classified	(Not classified) Not classified	Not classified	546m	East
7047772	Not classified	(Not classified) Not classified	Not classified	547m	South West
7048464	Not classified	(Not classified) Not classified	Not classified	551m	North
7048466	Not classified	(Not classified) Not classified	Not classified	551m	North
7047341	Not classified	(Not classified) Not classified	Not classified	560m	West
7047384	Not classified	(Not classified) Not classified	Not classified	570m	South West
7047671	Not classified	(Not classified) Not classified	Not classified	573m	East
7048194	Not classified	(Not classified) Not classified	Not classified	574m	West
7047662	Not classified	(Not classified) Not classified	Not classified	577m	East
7048462	Not classified	(Not classified) Not classified	Not classified	588m	North
7047676	Not classified	(Not classified) Not classified	Not classified	600m	East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7047647	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	601m	South East
7048737	Not classified	(Not classified) Not classified	Not classified	609m	North West
7048241	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	610m	East
7048513	Not classified	(Not classified) Not classified	Not classified	610m	East
7047771	Not classified	(Not classified) Not classified	Not classified	627m	South West
7048468	Not classified	(Not classified) Not classified	Not classified	627m	North West
7048240	Forested Wetlands	(Forested Wetlands) Coastal Valleys Riparian Forest	Coastal Floodplain Wetlands	636m	East
7048497	Not classified	(Not classified) Not classified	Not classified	636m	North
7048461	Not classified	(Not classified) Not classified	Not classified	641m	North
7047775	Not classified	(Not classified) Not classified	Not classified	651m	South West
7048469	Not classified	(Not classified) Not classified	Not classified	653m	North
7048446	Not classified	(Not classified) Not classified	Not classified	655m	East
7048488	Not classified	(Not classified) Not classified	Not classified	656m	North
7048472	Not classified	(Not classified) Not classified	Not classified	661m	North
7047342	Not classified	(Not classified) Not classified	Not classified	670m	South West
7047659	Not classified	(Not classified) Not classified	Not classified	675m	South East
7047770	Not classified	(Not classified) Not classified	Not classified	675m	South West
7048352	Grassy Woodlands	(Grassy Woodlands) Cumberland Shale Plains Woodland	Coastal Valley Grassy Woodlands	689m	West
7048495	Not classified	(Not classified) Not classified	Not classified	711m	North
7047343	Not classified	(Not classified) Not classified	Not classified	726m	South West
7048447	Not classified	(Not classified) Not classified	Not classified	728m	East
7048509	Not classified	(Not classified) Not classified	Not classified	733m	North
7048195	Not classified	(Not classified) Not classified	Not classified	739m	West
7048494	Not classified	(Not classified) Not classified	Not classified	744m	North
7048500	Not classified	(Not classified) Not classified	Not classified	747m	North
7047773	Not classified	(Not classified) Not classified	Not classified	781m	South West
7047774	Not classified	(Not classified) Not classified	Not classified	792m	South West
7048448	Not classified	(Not classified) Not classified	Not classified	804m	East
7048450	Not classified	(Not classified) Not classified	Not classified	822m	North
7048454	Not classified	(Not classified) Not classified	Not classified	829m	East
7048456	Not classified	(Not classified) Not classified	Not classified	829m	East
7048281	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	858m	East
7048477	Not classified	(Not classified) Not classified	Not classified	895m	North
7048449	Not classified	(Not classified) Not classified	Not classified	908m	North
7048237	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	911m	North
7047367	Not classified	(Not classified) Not classified	Not classified	919m	South West

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
7047372	Not classified	(Not classified) Not classified	Not classified	931m	South West
7048283	Forested Wetlands	(Forested Wetlands) Cumberland Red Gum Riverflat Forest	Coastal Floodplain Wetlands	973m	East
7047650	Forested Wetlands	(Forested Wetlands) Coastal Valleys Riparian Forest	Coastal Floodplain Wetlands	977m	South
7047379	Not classified	(Not classified) Not classified	Not classified	993m	South West

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

475 Badgerys Creek Road, Bradfield, NSW 2556

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

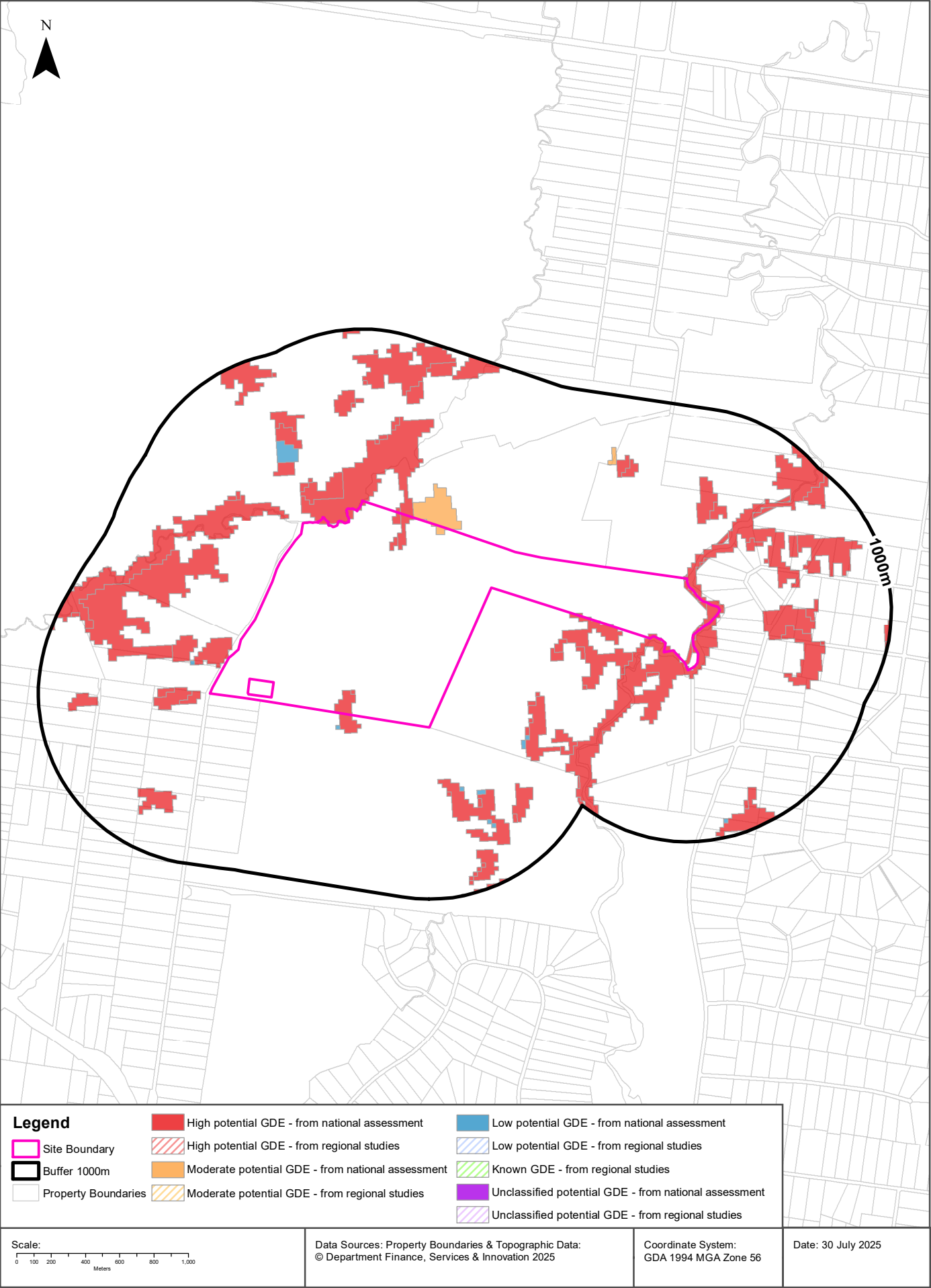
Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

475 Badgerys Creek Road, Bradfield, NSW 2556

Groundwater Dependent Ecosystems Atlas

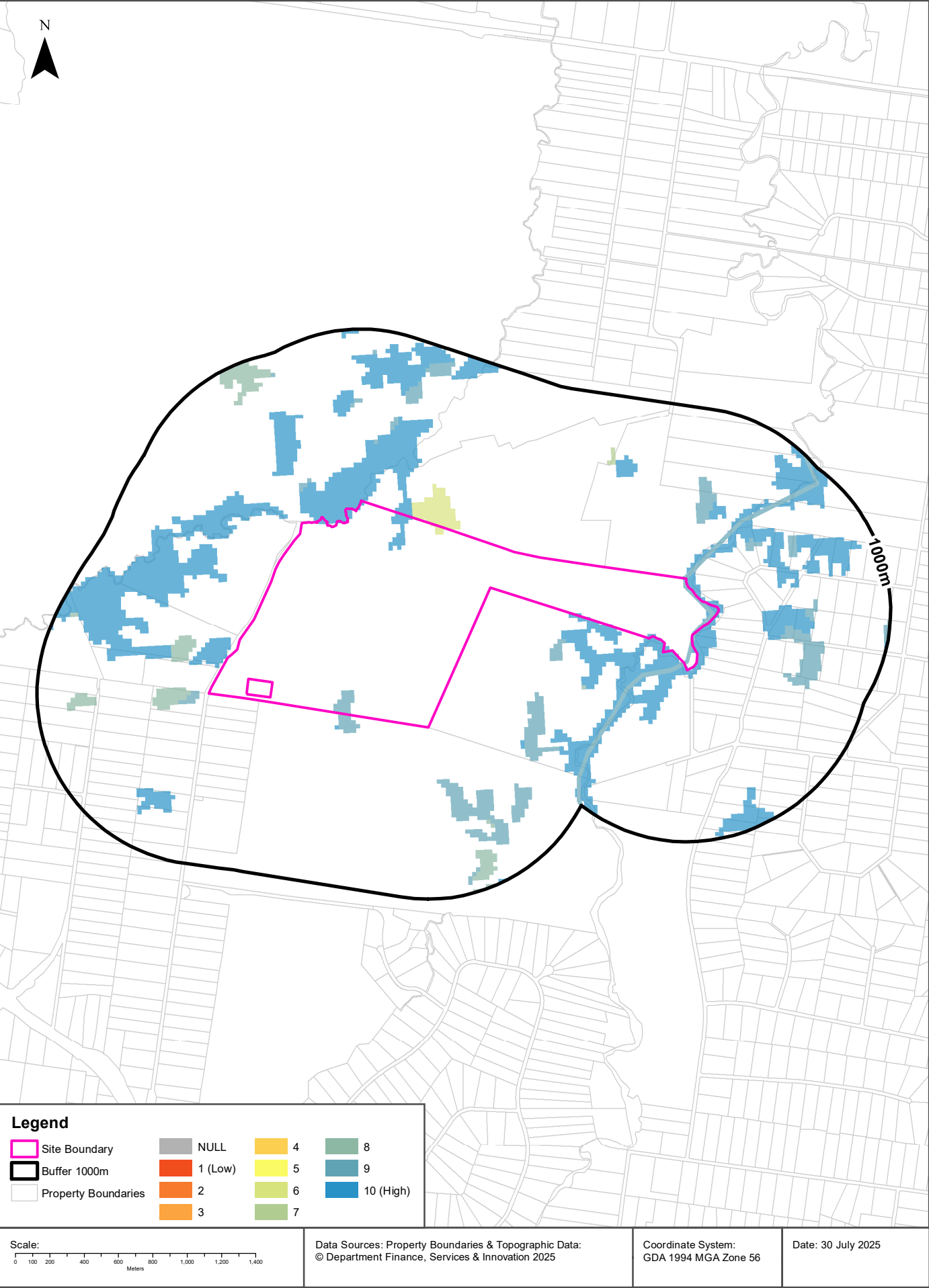
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	High potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	River		0m	On-site
Terrestrial	High potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Unconsolidated sedimentary	0m	On-site
Terrestrial	High potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	0m	On-site
Terrestrial	Moderate potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	0m	On-site
Terrestrial	Low potential GDE - from national assessment	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	69m	South West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

475 Badgerys Creek Road, Bradfield, NSW 2556



Ecological Constraints

475 Badgerys Creek Road, Bradfield, NSW 2556

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	9	Undulating to low hilly country, mainly on shale.	River		0m	On-site
Terrestrial	10	Undulating to low hilly country, mainly on shale.	Vegetation	Unconsolidated sedimentary	0m	On-site
Terrestrial	6	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	0m	On-site
Terrestrial	10	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	0m	On-site
Terrestrial	9	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	0m	On-site
Terrestrial	8	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	106m	West
Terrestrial	9	Undulating to low hilly country, mainly on shale.	Vegetation	Unconsolidated sedimentary	325m	East
Terrestrial	7	Undulating to low hilly country, mainly on shale.	Vegetation	Consolidated sedimentary	592m	North East
Terrestrial	8	Undulating to low hilly country, mainly on shale.	Vegetation	Unconsolidated sedimentary	764m	South

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

475 Badgerys Creek Road, Bradfield, NSW 2556

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:

Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Not Sensitive	Endangered	Vulnerable	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Category 2	Vulnerable	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Not Sensitive	Endangered	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hirundo rustica	Barn Swallow	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Not Sensitive	Endangered	Critically Endangered	
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Melanodryas cucullata cucullata	South-eastern Hooded Robin	Not Sensitive	Endangered	Endangered	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Parvipsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	
Animalia	Aves	Pyrrholaemus sagittatus	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Sensitive	Not Listed	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Sensitive	Endangered	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Category 3	Vulnerable	Not Listed	
Animalia	Gastropoda	Meridolum corneovirens	Cumberland Plain Land Snail	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Notamacropus dorsalis	Black-striped Wallaby	Not Sensitive	Endangered	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Vespadelus troughtoni	Eastern Cave Bat	Not Sensitive	Vulnerable	Not Listed	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Reptilia	Cyclodomorphus melanops elongatus	Mallee Slender Blue-tongue Lizard	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Acacia pubescens	Downy Wattle	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Argyrotegium nitidulum	Shining Cudweed	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Category 3	Vulnerable	Not Listed	
Plantae	Flora	Cynanchum elegans	White-flowered Wax Plant	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Dillwynia tenuifolia		Not Sensitive	Endangered Population, Vulnerable	Not Listed	
Plantae	Flora	Dillwynia tenuifolia		Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Diuris pedunculata	Small Snake Orchid	Category 2	Endangered	Endangered	
Plantae	Flora	Eucalyptus benthamii	Camden White Gum	Not Sensitive	Critically Endangered	Critically Endangered	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Grevillea juniperina subsp. juniperina	Juniper-leaved Grevillea	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Grevillea parviflora subsp. parviflora	Small-flower Grevillea	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Isotoma fluviatilis subsp. fluviatilis		Category 3	Not Listed	Extinct	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Sensitive	Not Listed	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Marsdenia viridiflora subsp. viridiflora	Native Pear	Not Sensitive	Endangered Population	Not Listed	
Plantae	Flora	Pedleya acanthoclada	Thorny Pea	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Persoonia nutans	Nodding Geebung	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Pimelea spicata	Spiked Rice-flower	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Pultenaea parviflora		Not Sensitive	Endangered	Vulnerable	
Plantae	Flora	Pultenaea pedunculata	Matted Bush-pea	Not Sensitive	Endangered	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Not Sensitive	Vulnerable	Vulnerable	

Source: NSW BioNet Species Sightings

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LC Code	Location Confidence
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Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Appendix G

Data Quality Objectives (DQO)
& Data Quality Indicators (DQI)

Geosyntec 
consultants

Step 1 – Defining the Problem

Concise Description of the Problem

The Site required a supplementary, Targeted Site Investigation (TSI) to close out data gaps identified in previous assessment. A commercial automated distribution facility and warehouse is proposed for the Site.

On the basis of the above, it is considered that the proposed development is consistent with the Commercial/Industrial land use scenario as described in NEPM (2013).

The purpose of the assessment was to assess whether the site is suitable for commercial/industrial land use and if not, provide recommendations to make the site suitable.

Planning Team Members and Decision Maker

The project was commissioned by SBA Architects Pty Ltd. The Geosyntec project team included:

Geosyntec Project Director:	Simone Smith
Geosyntec Project Manager:	Evi Yapit
Geosyntec Field Engineer:	Andrew Schmidt

Summary of Available Resources, Constraints and Relevant Deadlines

The project team was assigned to conduct the TSI based on them having considerable relevant experience in projects of this nature. Fieldwork was conducted on 12 March 2026.

Step 2 – Identify the Decision

Decision Statement Linking the Principal Study Question to Possible Actions that will Solve the Problem

Based on the decision-making process for assessing urban redevelopment sites detailed in Appendix A of EPA (2017) guidelines for the NSW Site Auditor Scheme and modified to relate to the specific redevelopment requirements for this TSI, the following decision was required to be made:

- Do the soil or groundwater at the site exceed the adopted site criteria detailed in Step 3 below? If this is the case, then additional assessment, management or remediation will be required

Step 3 – Identification of Inputs into the Decision

List of Informational Inputs Needed to Resolve the Decision Statement

Inputs needed to resolve the decision statement include:

- Previous investigation results;
- Observations made during the field works; and
- Results of field and laboratory testing.

Identification of the Media to be Assessed

The media that required investigation was the soil adjacent the former sediment ponds

List of Environmental Variables or Characteristics that were Measured

For soil the following analytical suite was adopted: asbestos (absence/presence and 500mL)

Identification of Site Criteria for Each Medium of Concern

The soil site criteria to be adopted for this study are as follows:

- Health Screening Levels (NEPM 2013 HSLs): HSL D – Commercial/Industrial use taken from Table 7. Bonded ACM, Friable asbestos (FA) and asbestos fines (AF).

These adopted values are included in the result summary tables presented within the report text or in Appendix B.

Identification of Analytical Methods that are Required for Chemicals of Potential Concern so that Assessment can be made Relative to the Site Criteria

The tables below outline the analytical methods of the NATA accredited primary laboratory Envirolab Services.

Table G1: Soil Analytical Methods

Analyte	Analytical Method
Asbestos	Bulk Samples – Polarised Light Microscopy and Dispersion Staining Techniques as per Australian Standard 5370. Asbestos in Soil – Polarised Light Microscopy and Dispersion Staining Techniques. Minimum 500mL soil sample was analysed as recommended by "National Environment Protection (Assessment of site contamination) Measure, Schedule B1

Step 4 – Defining the Study Boundaries

Detailed Description of the Spatial and Temporal Boundaries of the Problem

The lateral study area is the site boundary as presented in Figure 2, Appendix A. The vertical extent of the investigation was between 0m and 2.5m bgl.

Any Practical Constraints that May Interfere with the Study

Practical constraints were limited to site access constraints associated with the following:

- No Practical constraints identified

Step 5 – Developing Decision Rules

The decision rules adopted to answer the decisions outlined in Step 2 are summarised in the following table:

Table G2 Summary of Decision Rules

No.	Decision to be Made	Decision Rule
1	Are the soils at the site suitable for the proposed development?	YES, if: Analytical results are below the adopted site criteria. Otherwise, NO.

Step 6 – Specify Limits on Decision Errors

Decision-maker's Tolerable Decision Error Rates Based on a Consideration of the Consequences of Making an Incorrect Decision

NSW EPA (1995) states that "Unless a site investigator can demonstrate otherwise, the EPA maintains that all statistical interpretation should be carried out at a confidence level of no lower than 95%". To ensure compliance with this guideline, an overall acceptable error rate of $\leq 5\%$ was adopted for this Project.

The pre-determined data quality indicators (DQIs) established for the Project are discussed below in relation to precision, accuracy, representativeness, comparability and completeness (PARCC parameters) as required by Step 6 of the DQO process.

Table G3 Data Quality Objectives and Indicators for Soil and Groundwater Samples

Data Quality Objectives	Frequency Conducted	Data Quality Indicator
Precision		
Inter/Intra Laboratory duplicates	-	Not required for asbestos

Data Quality Objectives	Frequency Conducted	Data Quality Indicator
Laboratory method blanks	-	Not required for asbestos
Accuracy		
Matrix spikes	-	Not required for asbestos
Laboratory control spike	-	Not required for asbestos
Surrogate spike	-	Not required for asbestos
Representativeness		
Sampling handling storage and transport appropriate for media and analytes	-	Yes
Rinsate blanks	-	Not required for asbestos
Trip Spike and Trip Blank	-	Not required for asbestos
Samples extracted and analysed within holding times.	-	No holding time for asbestos
Comparability		
Standard operating procedures used for sample collection and handling (including decontamination)	All Samples	Yes
Standard analytical methods used for all analyses	All Samples	Yes
Consistent field conditions, sampling staff and laboratory analysis	All Samples	Yes
Limits of reporting appropriate and consistent	All Samples	Yes
Completeness		
Soil description and COCs completed and appropriate	All Samples	Yes
Appropriate documentation for testing	All Samples	Yes
Data set to be 95% complete after validation	All Samples	Yes

Step 7 – Optimise Design

The Optimum Manner in which to Collect the Data Required to meet the Objectives for the Assessment and which will meet the Project DQOs

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