

ESR Australia
Level 13, 39 Martin Place
Sydney NSW 2000

219609.01
30 March 2026
R.005.Rev0
DIH

Attention: Grace Macdonald

Email: Grace.Macdonald@esr.com

Contamination Reports Proposed Warehouse Development 49-61 Stephen Road, Banksmeadow

Dear Grace,

Douglas Partners Pty Ltd (DP) has reviewed the updated architecture and civil drawings provided on 25 March 2026 by ESR Australia for the proposed warehouse development at the site identified as 49-61 Stephen Road, Banksmeadow (also known as Lot A in Deposited Plan 190526, Lot 1 in Deposited Plan 1095110, and Lot 1 in Deposited Plan 311767).

DP has previously undertaken a contamination investigation for the proposed development, as reported in *'Report on Supplementary Site (Contamination) Investigation, Proposed Industrial Development, 49-61 Stephen Road, Banksmeadow'*, DP reference: 219609.01.R.001.Rev1, 4 Volumes, dated 12 December 2024, DP (2024a). Moreover, following a review of the results from the aforementioned investigation, a remediation action plan was developed for the site and the proposed development. This was reported in *'Remediation Action Plan, Proposed Industrial Development, 49-61 Stephen Road, Banksmeadow'*, DP reference: 219609.01.R.002.Rev1, 3 Volumes, dated 12 December 2024, DP (2024b).

DP confirms that the provided updated drawings do not impact the advice, recommendations and conclusions outlined in the aforementioned reports, DP (2024a) and DP (2024b).

Please contact the undersigned if any further information is required.

Yours faithfully

Douglas Partners Pty Ltd



David Holden
Associate (Senior)