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## **Re: Remedial Action Plan and the Long Term Environmental Management Plan (if required) for the Proposed Development at 135 Badgerys Creek Road, Bradfield, NSW**

EI Australia (EI) have been engaged by Creative Vision to complete the Preliminary Site Investigation with limited sampling works at 135 Badgerys Creek Road, Bradfield, NSW . The investigation was done in support of the State Significant Development Application to the Department of Planning Housing and Infrastructure and corresponding NSW Government Planning Secretary's Environmental Assessment Requirements (SEARs, application number SSD-77458970).

EI Australia are a suitably qualified contaminated land environmental consultant and are members of the Australia Contaminated Land Consultants Association (ACLCA) and Australasian Land and Groundwater Association (ALGA) which are recognised associations by the NSW EPA.

EI's project team will include Safework NSW Licensed Asbestos Assessors (LAAs) and Certified Environmental Practitioners under the Environment Institute of Australia and New Zealand Inc. (EIANZ).

The Preliminary Site Investigation conducted by EI (2025) was inclusive of an intrusive investigation with the advancement of boreholes located at accessible areas. The contaminants of concern were subject to testing and after screening the data it was reported that the human-health and ecological risks were found to be low and acceptable. As such there was no trigger for a Remedial Action Plan and/or Long Term Environmental Management Plan. Nevertheless, the recommendations detailed in the PSI should be addressed and be managed through the development approval process, as conditions of consent, in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Should you have any further enquiries please do not hesitate to contact the undersigned on (02) 9516-0722.

For and on behalf of  
**EI AUSTRALIA**

**SERGIO RAPOSEIRA**  
Project Manager