

6 November 2025

Natalie Assouline
Assistant Development Manager
Mirvac
Level 28, 200 George Street
SYDNEY NSW 2000

Dear Natalie,

Re: Interim Audit Advice #13: Phase 2 (Stage 3) Green Square, Zetland NSW Remediation Action Plan

1.0 Introduction and Background

Melissa Porter (the Site Auditor) of Senversa Pty Ltd (Senversa) has been engaged by Mirvac Residential (NSW) Developments Pty Ltd (Mirvac) as a NSW Environment Protection Authority (EPA) Accredited Contaminated Sites Auditor for the proposed redevelopment of Phase 2 (Stage 3) Green Square Town Centre located at 960A Bourke Street, Zetland, NSW (hereafter referred to as 'the site').

The site is located over a portion of the former quarry that was infilled and was subsequently the former incinerator, police site and council depot. It is understood that the site will be developed for mixed residential and commercial uses over a basement excavation with some landscaping and/or hardstand. Senversa understand Mirvac is planning to submit a SSDA through the HDA, with updated design plans and RAP for Phase 2 (Former Stage 3).

The contamination issues that require remediation or management in the development of the site include landfill material in the former quarry impacted by PAHs, metals such as lead and copper and asbestos containing material (ACM).

Melissa has previously been engaged as the environmental auditor on Stage 3 Development Lots 7, 17 and 18 (Site Audit Number MP104) and has issued several IAA letters at various stages. The overarching remedial plan requires that a stage specific RAP be prepared once details of the development are known. Melissa has previously reviewed investigation reports and a RAP prepared by JBS&G and the remedial works proposed include removal or cap and contain of fill material. Senversa understands that the current plan for Phase 2 (Former Stage 3) does not include a borrow pit and JBS&G have prepared an updated investigation report and RAP for the revised design.

The RAP was forwarded to the auditor for review:

- 'Remediation Action Plan Stage 3, Green Square Town Centre 960A Bourke Street, Zetland, NSW' dated 5 November 2025 by JBS&G (RAP).

The auditor reviewed a previous version of the RAP with comments provided in Interim Audit Advice (IAA) No. 8 dated 22 August 2025 and IAA No. 13 dated 11 September 2025. This IAA details review of the updated RAP in response to auditor comments.



2.0 Review Comments

The Site Auditor has undertaken a review of the updated RAP against the requirements specified in the *Guidelines for the NSW Site Auditor Scheme (3rd edition)* (NSW EPA, 2017) and the *Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2020). The auditor considers that the RAP can be considered final.

3.0 Close

We trust this meets your current requirements. Should you have any queries or require further information, please do not hesitate to contact the undersigned.

Yours sincerely,
On behalf of **Senversa Pty Ltd**

A handwritten signature in black ink, appearing to read 'M Porter', with a horizontal line extending to the right.

Melissa Porter

NSW EPA Accredited Site Auditor (0803)

KR/MP

Technical Limitations and Uncertainty – This Interim Advice is not a Site Audit Report or a Site Audit Statement, as defined in the Contaminated Land Management Act 1997, but forms part of the Site Audit process. It is intended that a Site Audit Statement and report will be issued at the completion of the site audit.

Consistent with NSW EPA requirements for staged “sign-off” of sites that are the subject of progressive assessment, remediation and validation, the Auditor is required to advise that:

- This site audit advice does not constitute a site audit report or statement.
- This letter is considered by the Auditor to be consistent with NSW EPA guidelines and policies.
- This letter will be documented in the final Site Audit Statement and associated documentation.
- At the completion of the site audit, a Site Audit Statement will be prepared, for the consent agency to include the Site’s property information, held by the local council.

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