

JBS&G 70548 | 171,746

L01 ASS 706-752 Mamre Rd Kempes Creek (Rev 0)

15 December 2025

Adam Pavlovic
Plan Project Management
Via email: adam@planpm.com.au

Summary of Acid Sulfate Soil Assessment, 706-752 Mamre Rd Kempes Creek

Dear Adam,

JBS&G Australia Pty Ltd (JBS&G) was engaged by Plan Project Management Pty Ltd (the client) to provide environmental consultancy services for Planning Secretary's environmental assessment requirements (SEARs) provided under Application SSD-92743706 – Mamre Road Data Campus Centre proposed for development at 706-752 Mamre Road, Kempes Creek, NSW (the site). The site covers an area of approximately 55 hectares (ha) and is legally identified as Lot 10 Deposited Plan (DP) 1280592.

To address part of the SEARs, JBS&G prepared a Detailed Site investigation (JBS&G 2025¹), which included a desktop review of information for the potential presence of acid sulfate soils (ASS) at the site. As described on the NSW Environment and Heritage website²:

Acid sulfate soils are found in every coastal estuary in New South Wales. Because of their estuarine origin, they are usually found at elevations less than one metre above sea level.

Acid sulfate soils are common in mangrove and saltmarsh areas. They underlie floodplains, levees and backswamps.

Desktop assessment for ASS has identified:

- The site is not located within the area covered by NSW Department of Land and Water Acid Sulfate Soil Risk Maps (Edition Two) produced in 1998; and
- Review of Penrith City Council Section 10.7 (2 and 5) Planning Certificates indicated the site is not affected by a policy adopted by the council that restricts the development of the land because of the likelihood of acid sulfate soils.

As reported in JBS&G (2025), taking into consideration the site elevation (greater than 40 m Australian Height Datum), not situated in a coastal estuary setting, and the geology (Bringelly Shale) not comprising coastal estuary deposits, management of potential ASS is not necessary and no further consideration of ASS is required.

¹ Detailed Site Investigation, 706-752 Mamre Road, Kempes Creek, 70548-170,476 (Revision 0), JBS&G Australia Pty Ltd, 1 December 2025 (JBS&G 2025)

² <https://www.environment.nsw.gov.au/topics/land-and-soil/soil-degradation/acid-sulfate-soils>, accessed 29 October 2025

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email jdemartin@jbsg.com.au.

Yours sincerely:

A handwritten signature in black ink, appearing to read "J. De Martin".

John De Martin
Senior Principal
JBS&G Australia Pty Ltd

Attachments:

Attachment A Limitations

Attachment A Limitations

This report has been prepared for use by the client who has 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 report has been prepared specifically for the client for the purposes of the commission, and 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.

The advice herein relates only to 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 amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the 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 investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.