

24 March 2026

Lachlan O'Reilly
Goodman Western Sydney Pty Ltd
'The Hayesbery'
1 – 11 Hayes Road
ROSEBERY, NSW 2018

Email only: Lachlan.OReilly@goodman.com

Dear Mr O'Reilly,

RE: Interim Site Audit Advice – Review of Revised Fill Management Plan

Background

James Davis of Enviroview Pty Ltd has been engaged by Goodman Western Sydney Pty Ltd (Goodman) to provide the services of a NSW EPA Contaminated Land Accredited Site Auditor, to conduct a Site Audit in relation to the land identified as 235 Martin Road, Badgerys Creek, NSW.

The Site Audit for the site had commenced under the engagement to the previous owner CSR Building Products Ltd (CSR) to conduct a non-statutory Site Audit. That Site Audit was to include the review of a Fill Management Plan (FMP) to ensure that the appropriate controls are in place regarding what is required in relation to potential contaminated land and to ensure that the site is or can be made suitable for the proposed use in relation to potential contamination. Following the completion of those works the Site Auditor was then to review a completion report that would include any required validation if remediation of potential contamination was required.

The works completed under that engagement included an inspection of the site to be familiar with the proposed quarry rehabilitation works and a review of a draft FMP, with an Interim Advice provided to CSR in April 2023 with comments from that review of the FMP to be addressed prior to finalisation.

The FMP was subsequently updated in August 2023, July 2024 and January 2025, and again in March 2026. Quarry rehabilitation commenced in June 2023 and is ongoing.

The site has since been sold to Goodman, with CSR terminating the Site Audit and Goodman engaging the Site Auditor to complete the Site Audit. Since Goodman purchased the site, a new consultant has been appointed (JBS&G) and a new FMP was prepared by JBS&G (5 March 2026). Following the Site Auditor review and comments presented in IA06, a revised FMP has been prepared (18 March 2026) to be implemented for all future works.

Purpose of this Interim Advice

The purpose of this interim advice is to review the response to Auditor Comments (IA06) prepared by JBS&G and provide further comments following the review of the revised FMP.

This interim advice does not constitute a Site Audit Statement or a Site Audit Report but is provided to assist in the management of potential contamination issues at the site regarding requirements of the Site Audit. The information provided herein should not be considered pre-emptive of the final audit conclusions. A Site Audit Report and Site Audit Statement will be prepared at the conclusion of the site audit.

Information Reviewed

This Interim Advice Letter has been prepared for review of the following report:

JBS&G. Responses to Auditor Comments IA05 and IA06 – Review of Remedial Action Plan and Fill Management Plan, 225-245 Martin Road, Bradfield NSW. Document Ref: 70609 | 174644 (Rev 0), dated 18 March 2026.

JBS&G. SSD-97711727 Fill Management Plan, 225-245 Martin Road, Bradfield NSW 2556. Document Ref: 70609 | 172508 (Rev 1), dated 24 March 2026.

Site Auditor Opinion and Endorsement of the Fill Management Plan

The revised FMP generally addresses the Auditor's comments in Interim Advice 06. The plan outlines inspection, pre-approval requirements, classification, validation, site supervision, material tracking and review from a contamination perspective. A separate document will be necessary to outline the geotechnical grounds for importing material, however as this is not related to the contamination of land will not be included in the Site Audit.

Based on the review of the FMP, the above-referenced FMP is endorsed by the Site Auditor.

Closing

Thank you for your time regarding this matter. If you require additional information or clarification, please do not hesitate to contact me.

Yours sincerely



James Davis
NSW EPA Contaminated Land Site Auditor
Enviroview Pty Ltd