

13 December 2022

Rachael Labruyere
John Holland
Level 3, 65 Pirrama Road
Pyrmont, NSW 2009

Via email: Rachael.Labruyere@jhq.com.au

Dear Rachael,

Re: Interim Advice 11 – Endorsement of Remedial Action Plan Rev3, Botany Rail Duplication Project – EIS

1 Introduction

John Holland Pty Ltd (John Holland) has appointed Kylie Lloyd of Geosyntec Consultants Pty Ltd (Geosyntec), a NSW EPA Auditor accredited (No. 0302) under the Contaminated Land Management (CLM) Act 1997, to conduct an Audit of the Botany Rail Duplication at Mascot, NSW (“the site”).

The aim of the engagement is to enable a site audit statement (SAS) and associated site audit report (SAR) to be prepared that confirms the suitability of the site for proposed Railway Track Duplication and supporting works, in accordance with the NSW EPA (2017) Contaminated Land Management Guidelines for the NSW Site Auditor Scheme (3rd edition).

2 Scope of Audit and Nature of Interim Advice

NSW EPA (2017) describes the site assessment and audit process as:

1. *Consultant is commissioned to assess contamination.* The contaminated site consultant designs and undertakes the site assessment and, where required, all remediation and validation activities to achieve the objectives specified by the owner or developer; and
2. *Site auditor reviews the consultant’s work.* The site owner or developer commissions the Auditor to review the consultant’s work. The Auditor then prepares a SAR and SAS at the conclusion of the review, which are given to the owner or developer.

Therefore, the contaminated land consultant and other relevant parties should be satisfied that the work to be conducted conforms to all appropriate regulations, standards and guidelines and is suitable based on the site history and the proposed land use.

This Audit is statutory in nature and makes reference to requirements contained within conditions E41, E42, E43, E44 and E45 of the State Significant Infrastructure (SSI) Approval (SSI-9741) dated 28 July 2020.

SSI Conditions (E41, E42, E43, E44 and E45) states that:

Contaminated sites

E41 A **Site Contamination Report**, documenting the outcomes of Stage 1 and Stage 2 contamination assessments of land upon which the CSSI is to be carried out, or land associated with the CSSI, that is suspected, or known to be, contaminated must be prepared by a suitably qualified and experienced person in accordance with guidelines made or approved under Section 105 of the *Contaminated Land Management Act 1997* (NSW).

Note: for that land where Stage 1 and Stage 2 contamination assessments have already been undertaken, they do not need to be undertaken again for the purposes of this condition.

E42 A **Remediation Action Plan** must be prepared by a suitably qualified and experienced person in accordance with guidelines made or approved under Section 105 of the *Contaminated Land Management Act 1997* (NSW).

E43 The proponent must engage a NSW EPA accredited Site Auditor throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed. The Proponent must adhere to the management measures accepted by the Site Auditor.

E44 The Proponent must submit to the Planning Secretary the following:

- (a) an **Interim Audit Advice** or a **Section B Site Audit Statement** prepared by the Site Auditor that certifies that the **Remediation Action Plan** prepared in **Condition E42** is appropriate and that the site can be made suitable for the proposed use.
- (b) if work is to be completed in stages, any **Interim Audit Advice/s** issued by the Site Auditor to confirm satisfactory completion of each stage.
- (c) a **Section A1 Site Audit Statement** or a **Section A2 Site Audit Statement** and accompanying **Site Audit Report** prepared by a NSW EPA accredited Site Auditor must be submitted to the Planning Secretary and the relevant Council for information no later than one month before the commencement of operation.

E45 Contaminated land must not be used for the purpose approved under the terms of this approval until a **Site Audit Statement** determines the land is suitable for that purpose and any conditions on the **Site Audit Statement** have been complied with.

3 Current Interim Advice

In preparing this interim audit advice, the Auditor has reviewed the following reports related to land contamination assessment:

- Douglas Partners (DP) (13 December 2022) Remediation Action Plan, Botany Rail Duplication – EIS Section (Ref: R.025.Rev3.RAP);

It is noted Interim Advice 9 and 10 were issued on 28 October 2022 and 7 December respectively where comments were provided on preceding versions of the document (Rev0 and Rev1). The latest document has been provided to address the outstanding comments.

The purpose of the current IA is to document Auditor findings following the review of the revised version of the RAP.

4 Auditor Comments

The Douglas Partners (RAP) has been audited against relevant guidelines made or approved under Section 105 of the Contaminated Land Management Act 1997 (NSW).

Auditor considers the Douglas Partners (DP) (13 December 2022) Remediation Action Plan, Botany Rail Duplication – EIS Section (Ref: R.025.Rev3.RAP) is practical and the site is capable of being made suitable for the proposed use as an operational rail corridor providing the DP RAP (13 December 2022) is implemented and any residual contamination is managed by a Long Term Environmental Management Plan. This Interim Advice has been prepared to address Condition E44 of SSI-9741.

5 Closure

This interim advice does not constitute a SAS or a SAR, but rather is provided to assist the Client in the assessment and management of contamination issues at the site. The information provided herein should not be considered pre-emptive of the final Audit conclusions. It represents the Auditor's opinion based on the review of currently available information.

Should you have any queries or wish to discuss any points, please do not hesitate to contact Matthew Rendell or the undersigned.

Yours sincerely,



Kylie Lloyd
Contaminated Site Auditor
Geosyntec Consultants Pty Ltd