

7 December 2018

Oliver Roborgh
Walker Corporation Pty Ltd
Level 21, Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

Dear Oliver,

**Re: Senversa Interim Auditor Advice #6
Remediation Action Plan – Proposed Residential Subdivision, Stages 1
and 2, South East Wilton Junction, NSW (Revision 1)**

1. Introduction and Background

Melissa Porter (the Site Auditor) of Senversa Pty Ltd (Senversa) has been engaged by Walker Corporation Pty Ltd (Walker) as a NSW Environment Protection Authority (EPA) Accredited Contaminated Sites Auditor for the portions of land owned by Walker at the intersection of Hume Highway and Picton Road, Wilton, named 'Wilton Junction' (hereafter referred to as 'the Site').

The Site is part of a larger development area proposed for mainly low-density residential dwellings, with a town centre and areas for commercial, infrastructure and open space use. It is understood that the Remedial Action Plan (RAP) is required to be approved by the Site Auditor prior to exhibition of the proposed remedial works.

2. Previous Audit Work Completed

Jason Clay, also of Senversa, previously acted in the capacity of NSW EPA Accredited Site Auditor (accreditation number 0801) and completed a review of the following documents prepared by the environmental consultant, Douglas Partners Pty Ltd (DP), in relation to the Site:

- i. DP (2013). *Report on Phase 1 Contamination Assessment, Land Capability Assessment Wilton Junction, Hume Highway and Picton Road, Wilton*. Project 73467.00, dated August 2013.
- ii. DP (2017a). *Addendum to Phase 1 Contamination Assessment Wilton Junction Rezoning, Hume Highway and Picton Road, Wilton NSW*. Project 73467.02 R.01.Rev3, dated 16 February 2017.
- iii. DP (2017b). *Supplementary Phase 1 Contamination Assessment Wilton Junction Rezoning – Walker Land 1000 and 1010 Picton Road*. 73467.03 R001.Rev0, dated 3 March 2017.
- iv. DP (2017c). *Proposed Residential Rezoning, Wilton Junction Rezoning – Walker Land, Wilton Junction, Hume Highway and Picton Road, Wilton, NSW*. Project 73467.04, dated 23 March 2017.

Jason Clay issued two interim audit advice letters ('IAA') providing review comments on the above documents. The IAA issued on 11 April 2017 (referenced S12947_LET02_11April2017), which included a review of the above documents and DP comments on the first IAA issued (referenced S12947_LET01_15March2017), concluded that significant contamination was not identified at the Site, although noted additional intrusive investigations were proposed to inform subdivision of the Site post rezoning.



After this, Melissa Porter, acting in the capacity of Site Auditor, reviewed the following detailed site investigation (DSI) as part of the development application process:

- v. DP (2018a). *Report on Detailed Site Investigation, Proposed Residential Subdivision, Stages 1 and 2, Wilton Junction, NSW*. 92269.00.R.001.Rev1, dated 19 April 2018.

The Site Auditor then issued an IAA on 11 May 2018 (referenced S12947_LET04_11May2018), which concluded that:

Based on the information provided in the DP reports and responses to IAA [referenced S12947_LET03_3April2018 and which contained a review of an earlier version of the DSI], the Site Auditor is satisfied that significant contamination has not been identified at the Site and that the DSI is suitable for the purposes of supporting a development application for the proposed uses, provided that a...(RAP) be developed...

The IAA also listed eight comments on the DSI which were to be included in the RAP. Subsequently, DP produced the following document:

- vi. DP (2018b). *Remediation Action Plan, Proposed Residential Subdivision, Stages 1 and 2, South East Wilton Junction, NSW*. 92269.02.R.001.Rev0, dated 19 October 2018, herein referred to as the 'the Draft RAP'.

The Site Auditor completed a review of the Draft RAP and submitted comments for consideration in the subsequent revision in IAA dated 21 November 2018 (referenced S12947_LET06_7December2018). DP then issued a revised version of the Draft RAP, the review of which, is the subject of this review:

- vii. DP (2018c). *Remediation Action Plan, Proposed Residential Subdivision, Stages 1 and 2, South East Wilton Junction, NSW*. 92269.02.R.001.Rev0, dated 19 October 2018, herein referred to as the 'the RAP'.

3. RAP Conclusions

The RAP concluded:

It is considered that remediation in accordance with the RAP will render the site suitable for the proposed residential subdivision.

It is noted that the rural residential property located in the north east corner of the site... will be subject to a contamination investigation once the property is vacated (currently unknown) date.

4. Review

The Site Auditor has undertaken a review of the RAP against the requirements specified in the *Guidelines for the NSW Site Auditor Scheme (3rd edition)* (NSW EPA, 2017); the *Guidelines for Consultants Reporting on Contaminated Sites* (NSW Office of Environment and Heritage, 2011); and with respect to the documents referenced in **Section 2**. The Site Auditor considers that the comments made in the IAA issued on 21 November 2018 have generally satisfactorily been addressed.

5. Auditor Conclusions

Based on the IAAs previously issued for the Site; DP responses; and the RAP, the Site Auditor considers that the Site could be made suitable for the proposed development, subject to the following conditions:

1. A separate sampling, analysis and quality plan must be prepared for the residential property located in the northeast of the Site and reviewed by the Site Auditor, if the house is within the Audit boundaries.



2. HSLs and HILs set out in the *National Environment Protection (Assessment of Site Contamination) Measure* (NEPC, 2013) and the *Health Screening Levels for Petroleum Hydrocarbons in Soil and Groundwater, Part 1: Technical Development Document* (CRC Care, 2011) should be considered for all contaminants of potential concern where screening levels are available and detailed in the validation report.
3. VENM fitting the description of 'bedrock' should be sampled at the same rate as material described in the RAP as 'material above 5,000 m³'.
4. Once removed:
 - i. Drums: should be sampled at a rate of at least one sample below the footprint of each drum for the same suite of contaminants as sampling location SS1. If concentrations of contaminants are found to be above the screening criteria, the excavation around SS1 should be extended out to include the exceedances.
 - ii. Timber poles: at least one sample should be collected below the footprint of each power pole and analysed for the same suit of contaminants as the timber power pole already sampled. If concentrations of contaminants are found to be above the screening criteria, the validation steps should be as per those set out in Section 10 of the RAP.
5. The resulting validation report detailing the actual remedial and validation works should be forwarded to the Site Auditor and a Section A Site Audit Statement should be issued commenting on the suitability of the Site for the proposed development.

6. Close

We trust this meets your 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**

Melissa Porter

NSW EPA Accredited Site Auditor (0803)

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.

Reliance – This document has been prepared solely for the use of Walker Corporation. No responsibility or liability to any third party is accepted for any damages arising out of the use of this document by any third party.

Copyright and Intellectual Property – This document is commercial in confidence. No portion of this document may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa. Intellectual property in relation to the methodology undertaken during the creation of this document remains the property of Senversa.

21 November 2018

Gerry Beasley
Walker Corporation Pty Ltd
Level 21, Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

Dear Gerry,

**Re: Senversa Interim Auditor Advice #5
Remediation Action Plan – Proposed Residential Subdivision, Stages 1
and 2, South East Wilton Junction, NSW (Revision 0)**

1. Introduction and Background

Melissa Porter (the Site Auditor) of Senversa Pty Ltd (Senversa) has been engaged by Walker Corporation Pty Ltd (Walker) as a NSW Environment Protection Authority (EPA) Accredited Contaminated Sites Auditor for the portions of land owned by Walker at the intersection of Hume Highway and Picton Road, Wilton, named 'Wilton Junction' (hereafter referred to as 'the Site').

The Site is part of a larger development area proposed for mainly low-density residential dwellings, with a town centre and areas for commercial, infrastructure and open space use. It is understood that the Remedial Action Plan (RAP) is required to be approved by the Site Auditor prior to exhibition of the proposed remedial works.

2. Previous Audit Work Completed

Jason Clay, also of Senversa, previously acted in the capacity of NSW EPA Accredited Site Auditor (accreditation number 0801) and completed a review of the following documents prepared by the environmental consultant, Douglas Partners Pty Ltd (DP), in relation to the Site:

- DP (2013). *Report on Phase 1 Contamination Assessment, Land Capability Assessment Wilton Junction, Hume Highway and Picton Road, Wilton*. Project 73467.00, dated August 2013, herein referred to as the 'PSI'.
- DP (2017a). *Addendum to Phase 1 Contamination Assessment Wilton Junction Rezoning, Hume Highway and Picton Road, Wilton NSW*. Project 73467.02 R.01.Rev3, dated 16 February 2017.
- DP (2017b). *Supplementary Phase 1 Contamination Assessment Wilton Junction Rezoning – Walker Land 1000 and 1010 Picton Road*. 73467.03 R001.Rev0, dated 3 March 2017.
- DP (2017c). *Proposed Residential Rezoning, Wilton Junction Rezoning – Walker Land, Wilton Junction, Hume Highway and Picton Road, Wilton, NSW*. Project 73467.04, dated 23 March 2017.

Jason Clay issued two interim audit advice letters ('IAA') providing review comments on the above documents. The IAA issued on 11 April 2017 (referenced S12947_LET02_11April2017), which included a review of the above documents and DP comments on the first IAA issued (referenced S12947_LET01_15March2017), concluded that significant contamination was not identified at the Site, although noted additional intrusive investigations were proposed to inform subdivision of the Site post rezoning.



After this, Melissa Porter, acting in the capacity of Site Auditor, reviewed the following detailed site investigation (DSI) as part of the development application process:

- DP (2018a). *Report on Detailed Site Investigation, Proposed Residential Subdivision, Stages 1 and 2, Wilton Junction, NSW*. 92269.00.R.001.Rev1, dated 19 April 2018, herein referred to as the 'the DSI'.

The Site Auditor then issued an IAA on 11 May 2018 (referenced S12947_LET04_11May2018), which concluded that:

Based on the information provided in the DP reports and responses to IAA [referenced S12947_LET03_3April2018 and which contained a review of an earlier version of the DSI], the Site Auditor is satisfied that significant contamination has not been identified at the Site and that the DSI is suitable for the purposes of supporting a development application for the proposed uses, provided that a...(RAP) be developed...

The IAA also listed eight comments on the DSI which were to be included in the RAP. Subsequently, DP produced the following document, the review of which is the subject of this IAA:

- DP (2018b). *Remediation Action Plan, Proposed Residential Subdivision, Stages 1 and 2, South East Wilton Junction, NSW*. 92269.02.R.001.Rev0, dated 19 October 2018, herein referred to as the 'the RAP'.

3. Review

The Site Auditor has undertaken a review of the 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 Office of Environment and Heritage, 2011), and with respect to the documents referenced in **Section 2**. The following comments are noted:

1. The RAP does not present a proposed sampling strategy for the rural residential property referenced in Section 2.1, a detailed inspection of which does not appear to have been made to date. In addition, Table 2 states that this residence may not be vacated for two to three years. Please comment on the significance of this and confirm whether this portion of the Site will be subject to a separate sampling plan/ RAP.
2. Section 2.3 states that groundwater is likely to be encountered at shallow depths. In the context of the proposed development, do DP consider that a dewatering management plan should be developed based on likely groundwater levels at the site?
3. Table 2 states that no additional asbestos sampling is proposed, unless required as part of the unexpected finds protocol, although Section 5.1 includes asbestos in the sampling suite for the dams. Clarification is required.
4. In addition to the above, Section 9.2 states several times that asbestos was identified on the Site. Does this refer to the potential asbestos impact identified with the filled gully in AEC 18? If asbestos is known to be on-site, please indicate the location; include a detailed removal strategy; and include a detailed validation strategy.
5. Referring to Table 4 (Updated Conceptual Site Model):
 - i. Consideration should be given to including the potential sources of contamination in the un-investigated rural residential property.
 - ii. The DSI concluded that "*Given the underlying soils comprise medium to hard clays, the likelihood of this localised impact reaching groundwater is considered to be low. The investigation of the contamination status of groundwater below the site is therefore not considered to be warranted at this time*", although leaching of contaminants and vertical migration to groundwater was included as an exposure pathway. Please clarify whether there is a risk on-site that might require investigation of groundwater due to potential leaching of contaminants.



6. Referring to Section 5.1 (Sampling of Dams and Creeks), please provide information on:
 - i. The proposed creek and dam sampling locations, preferably on a figure. If presented on a figure, please also highlight the location of all creeks and dams on-site.
 - ii. The sampling methodology (including sampling equipment) for surface water sample collection.
 - iii. Sampling depths for both surface water and sediment.
 - iv. Any testing/ screening to be completed in the field.
 - v. Quality control procedures and quality control samples.
7. Referring to Section 6 (Remediation Acceptance Criteria), the following is noted:
 - i. Please include waste classification criteria.
 - ii. The use of 80% protection levels for protection of aquatic ecosystems, particularly in the context of the Water NSW 'Special Area' located to the south of the Site, is not considered acceptable for the use of screening criteria without further justification and stakeholder agreement.
 - iii. Where there are no Health Screening Levels (HSLs) for less volatile hydrocarbon fractions, consideration should be given to including the *CRC Care Technical Report 10* Direct Contact HSLs.
 - iv. All metals with Ecological Investigation Level information in Schedule B2 of the *National Environment Protection Measure (Amended 2013)* should be included in Table 7.
 - v. Section 9.5 indicates that Virgin Excavated Natural Material (VENM) may be imported to Site for use as backfill. Criteria to assess the VENM should be included in Section 6. The expectation is that metals would be at background concentrations and organic contaminants would be less than the limit of reporting.
 - vi. Guidelines for the proposed asbestos air monitoring referenced in Section 9.2.1 should be included.
8. Referring to Section 9:
 - i. Please clarify whether the drums will be removed and the poles either removed and/ or treated to prevent them acting as an ongoing source of contamination subsequent to removal of the impacted soil.
 - ii. Subsequent to excavation, please clarify whether impacted material will be temporarily stored on-site in stockpiles/ be placed directly into waste containers.
 - iii. Please include information of regulatory notices required as part of the works or include a statement that none are required should this be the case.
 - iv. Please include a waste material tracking *pro forma*, which should detail the information required to be included in the validation report. Any waste documentation/ tracking information must be presented in such a manner as can be audited in accordance with Section 4.3.7 of the *Guidelines for the NSW Site Auditor Scheme (3rd edition)* (NSW EPA, 2017).
 - v. Please include rates of testing and analytical suites for any imported VENM in Section 9.5.
9. Referring to Section 10, please:
 - i. Provide a summary of the Data Quality Objectives, as these will guide the validation process.
 - ii. Include any details of field testing/ field screening that will be completed (if any are proposed).
 - iii. Specify suites of analysis for the quality assurance/ quality control samples, including proposed rates of testing. In addition, please provide rationale for not collecting inter-laboratory duplicate samples.



10. While it is noted that the proposed remedial strategy is unlikely to fail and therefore a detailed contingency plan is not required, a discussion should be included in Section 9 on what actions would be taken should the sediment, dam or creek samples return concentrations of contaminants above the respective screening criteria.
11. Please nominate/ indicate whether a review of the site management plan will be completed for the Site Management Plan in Section 11, as a site management plan is required to form part of a RAP in accordance with the *Consultants Reporting on Contaminated Sites* (NSW Office of Environment and Heritage, 2011).

4. Considerations for Future Works and Close

4.1 Considerations for Future Works

The works and/ or the development are likely to span changes to the State Environmental Planning Policy 55 (SEPP 55). Given the limited nature of remedial works proposed and the suggested changes to SEPP 55, it is unlikely that the proposed changes will have a significant impact on the works. However, consideration of the changes to SEPP 55 should be made at the time the revisions are issued.

4.2 Close

We look forward to receiving a response to the comments in Section 3 above and 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**

Melissa Porter

NSW EPA Accredited Site Auditor (0803)

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.

Reliance – This document has been prepared solely for the use of Walker Corporation. No responsibility or liability to any third party is accepted for any damages arising out of the use of this document by any third party.

Copyright and Intellectual Property – This document is commercial in confidence. No portion of this document may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa. Intellectual property in relation to the methodology undertaken during the creation of this document remains the property of Senversa.

11 May 2018

Gerry Beasley
Walker Corporation Pty Ltd
Level 21, Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

Dear Gerry,

Re: Senversa Interim Auditor Advice #4
Detailed Site Investigation Report – Wilton Junction, Hume Highway and Picton Road, Wilton

1. Introduction

Melissa Porter (the Site Auditor) of Senversa Pty Ltd (Senversa) has been engaged by Walker Corporation Pty Ltd (Walker) as a NSW Environment Protection Authority (EPA) Accredited Contaminated Sites Auditor for the portions of land owned by Walker at the intersection of Hume Highway and Picton Road, Wilton, named 'Wilton Junction' (hereafter referred to as 'the Site').

The Site is part of a larger development area proposed for mainly low density residential dwellings, with a town centre and areas for commercial, infrastructure and open space use. It is understood that an auditor approved detailed site investigation report is required as part of a development application submission for the Site.

2. Background and Previous Audit Work Completed

Jason Clay, also of Senversa, previously acted in the capacity of NSW EPA Accredited Site Auditor (accreditation number 0801) and completed a review of the following documents prepared by the environmental consultant, Douglas Partners Pty Ltd (DP), in relation to the Site:

- DP (2013). *Report on Phase 1 Contamination Assessment, Land Capability Assessment Wilton Junction, Hume Highway and Picton Road, Wilton*. Project 73467.00, dated August 2013.
- DP (2017a). *Addendum to Phase 1 Contamination Assessment Wilton Junction Rezoning, Hume Highway and Picton Road, Wilton NSW*. Project 73467.02 R.01.Rev3, dated 16 February 2017.
- DP (2017b). *Supplementary Phase 1 Contamination Assessment Wilton Junction Rezoning – Walker Land 1000 and 1010 Picton Road*. 73467.03 R001.Rev0, dated 3 March 2017.
- DP (2017c). *Proposed Residential Rezoning, Wilton Junction Rezoning – Walker Land, Wilton Junction, Hume Highway and Picton Road, Wilton, NSW*. Project 73467.04, dated 23 March 2017.

Jason Clay issued two interim audit advice letters ('IAA') providing review comments on the above documents. The IAA issued on 11 April 2017 (referenced S12947_LET02_11April2017), which included a review of the above documents and DP comments on the first IAA issued (referenced S12947_LET01_15March2017) concluded:



Based on the information provided in the DP reports and response to interim audit advice, the Auditor [Jason Clay] is satisfied that significant contamination has not been identified at the Site. The Auditor notes that further intrusive site investigations are proposed to inform the subdivision of the Site post rezoning and requests that the next stage of investigations include groundwater as well as soil investigations.

Melissa Porter has considered the previous investigations and concurs with the conclusions of those IAA.

Subsequently, DP completed intrusive investigation works detailed in the following report as part of the development application process:

- DP (2018). *Report on Detailed Site Investigation, Proposed Residential Subdivision, Stages 1 and 2, Wilton Junction, NSW*. 92269.00.R.001.Rev1, dated 19 April 2018, herein referred to as the 'the DSI'.

The Site Auditor previously issued comments on a draft version of the DSI (referenced 92269.00.R.001.Rev0 and dated 16 March 2018) on 3 April 2018 (referenced S12947_LET03_3April2018).

3. DSI Conclusions

The DSI concluded:

Based on the findings of the DSI, DP considers that [the] site is considered to have a generally low potential for contamination and is considered generally suitable, from an environmental perspective, for the proposed residential land use on the assumption that the identified TRH [total recoverable hydrocarbon] exceedances are subject to remediation. A Remediation Action Plan (RAP) will be required to document how the remediation works will be carried out.

Notwithstanding the above, the potential remains for isolated pockets of contamination to be present in areas of the site. To appropriately manage unexpected potential contamination issues encountered during development works, DP recommends the development and implementation of an Unexpected Finds Protocol.

4. Review

The Site Auditor has undertaken a review of the DSI 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 Office of Environment and Heritage, 2011), and with respect to the documents referenced in **Section 2**. The Site Auditor considers that the comments made in the IAA issued on 3 April 2018 have generally satisfactorily been addressed, although notes:

- The Site boundary has been extended along the eastern edge, although the Site area was not increased (provided as 101 hectares in both versions).
- The creeks and their flow directions were not identified onsite.
- Some of the ecological screening criteria for metals appear to be overly conservative (that is, less than the Added Contaminant Limits specified in the *National Environment Protection (Assessment of Site Contamination) Amendment Measure (No. 1)*, National Environmental Protection Council, 2013).
- No comment was made on the potential existence of an easement onsite.
- No comment was made on the potential for Area of Environmental Concern 35 being a former sheep dip (although the likelihood of this is considered to be low and acceptable by the site Auditor).



- A summary of the use of the onsite buildings was not provided.

However, these are not considered to be significant in the context of the Audit at this stage in the proposed development.

5. Auditor Conclusions

With reference to the IAA issued by Jason Clay (referenced S12947_LET01_15March2017), it is noted that no groundwater monitoring was undertaken at the Site. However, given that significant contamination was not identified; that the Site is overlain by clay; and that groundwater is expected at depths of greater than 40 metres below ground level, this is not considered to be a significant at this stage in the proposed development.

Therefore, based on the information provided in the DP reports and responses to IAA, the Site Auditor is satisfied that significant contamination has not been identified at the Site and that the DSI is suitable for the purposes of supporting a development application for the proposed uses, provided that a Remedial Action Plan (RAP) be developed which includes:

- an unexpected finds protocol;
- provision for a hazardous material building survey and sampling below the footprints of any buildings demolished or below the footprints of stockpiles of potentially contaminated material not previously sampled;
- a detailed waste management strategy to track waste movements around the Site and any disposal offsite. The waste management process should be documented in a manner which can be audited in accordance with Section 4.3.7 of the *Guidelines for the NSW Site Auditor Scheme (3rd edition)* (NSW EPA, 2017);
- provision for sample collection around the onsite dams (of surface water and sediment) and potentially the creeks;
- provision for the mitigation of potential impacts on the 'Special Area' to the south of the Site, which is currently being regulated by WaterNSW;
- consideration of groundwater results in reference to the criteria for irrigation and domestic stock (if groundwater sampling is undertaken);
- completing any additional asbestos analysis using gravimetric analysis, which has a lower limit of reporting than the presence/ absence methods; and
- employing appropriate quality assurance and quality control procedures.

The RAP should be subject to review by a site auditor and a Section B Site Audit Statement issued commenting on the suitability of the RAP.



6. Close

We trust this meets your 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**

Melissa Porter

NSW EPA Accredited Site Auditor (0803)

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.

Reliance – This document has been prepared solely for the use of Walker Corporation. No responsibility or liability to any third party is accepted for any damages arising out of the use of this document by any third party.

Copyright and Intellectual Property – This document is commercial in confidence. No portion of this document may be removed, extracted, copied, electronically stored or disseminated in any form without the prior written permission of Senversa. Intellectual property in relation to the methodology undertaken during the creation of this document remains the property of Senversa.