



MEMO

TO	Alexander Nikolic
FROM	ERM
DATE	22 December 2023
REFERENCE	0571466
SUBJECT	Covering Letter: REF Trunk Stormwater Drainage BCC 215 Badgerys Creek Road, Bradfield NSW 2556

Dear Alexander,

1. INTRODUCTION

Environmental Resources Management Australia Pty Ltd (ERM) was engaged by Western Parkland City Authority (WPCA) to provide this cover letter following completion of the following ERM (2022a) Detailed Site Investigation (DSI):

- ERM 2022, Detailed Site Investigation, Bradfield City Centre, Bradfield NSW, 10 November 2022.

This cover letter outlines the outcome of investigations and subsequent Site Audit Statements / Site Audit Reports and Management plans for the Bradfield City Centre site located at 215 Badgerys Creek Road, Bradfield NSW 2556 (the 'Site'). ERM notes that this cover letter relates to a portion of the Site identified as the 'Extent of Works' boundaries associated with the Review of Environmental Factors (REF) as illustrated in the WPCA provided figures in **Attachment A**.

2. OBJECTIVES

The overall objective of the cover letter is to assess if there are any constraints to the proposed development (as described in **Section 2.1**) due to site contamination.

The objectives of this cover letter is therefore to:

- Undertake a review of previously completed ERM investigations undertaken within the Trunk Stormwater Drainage REF boundary (as identified in **Attachment A**);
- Undertake a review of previous site audit statements / site audit reports (SAS / SAR); and
- Assess whether the proposed works outlined within the Trunk Stormwater Drainage REF (as described in **Section 2.1**) can be undertaken in consideration of previous investigations relating to site contamination undertaken by ERM.

3. PROPOSED DEVELOPMENT WORKS

The scope of works detailed within the BCC Trunk Stormwater Drainage Review of Environmental Factors include the following key activities:

- Bulk earthworks;
- Stormwater quantity control (construction of a series of ponds with extended detention to attenuate flows and detain stormwater for reuse and the installation and design of splitter pits to direct flows from the development and external catchments into the appropriate treatment train);
- Stormwater quality/on site detention (OSD) (construction of a series of sediment basins and wetlands and the installation of gross pollutant traps);
- Associated stormwater pipes and infrastructure;
- Riparian corridor landscaping;
- Realignment of the Moore Gully and its tributary with all appropriate scour protections;
- Maintenance access paths; and
- Pedestrian access paths.

ERM notes that construction activities detailed within the REF do not include the construction of any commercial, residential, or recreational land uses and are limited to the construction of the above enabling infrastructure.

As a condition of the development, the site was required to be suitable for all approved land uses under the zoning with all findings confirmed in a Site Audit Statement / Site Audit Report prepared by a NSW EPA accredited Site Auditor.

4. PREVIOUS INVESTIGATIONS UNDERTAKEN WITHIN SITE AREA

The scope of works completed within the ERM (2022a) DSI is outlined in **Section 1.4** of the attached DSI which included soil, groundwater and sediment investigations at the Site (ERM 2022a). Sample locations are presented on **Figure 4** of the DSI.

Based on the results of the investigations including results of site observations, analytical results from collected samples and in consideration of the of the Conceptual Site Model (CSM) presented within **Section 8** (ERM 2022a), ERM concluded that the site was suitable for commercial / industrial, mixed use (including residential and childcare facilities) and open space.

While the Site was found suitable for the proposed future land uses, due to the potential for unexpected finds within the Site, ERM recommended that an Asbestos Management Plan (AMP) be developed to manage potential unexpected finds of asbestos impacted soils that may be encountered during future works. ERM developed an AMP (ERM, 2022c) following the completion of the DSI (ERM, 2022a).

The AMP included an unexpected finds protocol (UFP) as per recommendations of the previous investigations.

Following completion of works, the Site Auditor (Mr. Andrew Lau) undertook a review of the completed DSI (ERM, 2022a and 2022b) and AMP ERM (2022c), and confirmed within Site Audit Report and Site Audit Statement (SAR Ref: 60627/147,178 (Rev 0), Site Audit Statement Number: 0503-2304) that the Site was suitable for the proposed land uses subject to the implementation of the AMP (ERM, 2022c) during any future construction activities.

5. CONCLUSION

The site was required to be suitable for all approved land uses under the zoning with all findings confirmed in a Site Audit Statement / Site Audit Report prepared by a NSW EPA accredited Site Auditor. As such it is the opinion of ERM that there is a low risk of contamination being present within the Site that would preclude the works detailed within the BCC Trunk Stormwater Drainage REF.

Based on a review the information provided within the ERM (2022) DSI, ERM (2022) AMP and the subsequent JBS&G (2022) SAS / SAR, it is the opinion of ERM that the works proposed to be undertaken within the BCC Trunk Stormwater Drainage REF are consistent with activities considered under the assumed future land uses and that no further assessment of contamination is required to enable commencement of constructions works.

ERM notes that as outlined above, all works will need to be undertaken in consideration of the Site Auditor approved Asbestos Management Plan where potential unexpected finds are encountered during all future construction activities.

Kind Regards,



Tiffany Mabbott
Senior Consultant



Nicholas Grbich
Principal Consultant



Ian Batterley
Partner

6. REFERENCES

Environmental Resources Management (ERM) 2022a, Detailed Site Investigation
Bradfield City Centre NSW, 10 November 2022.

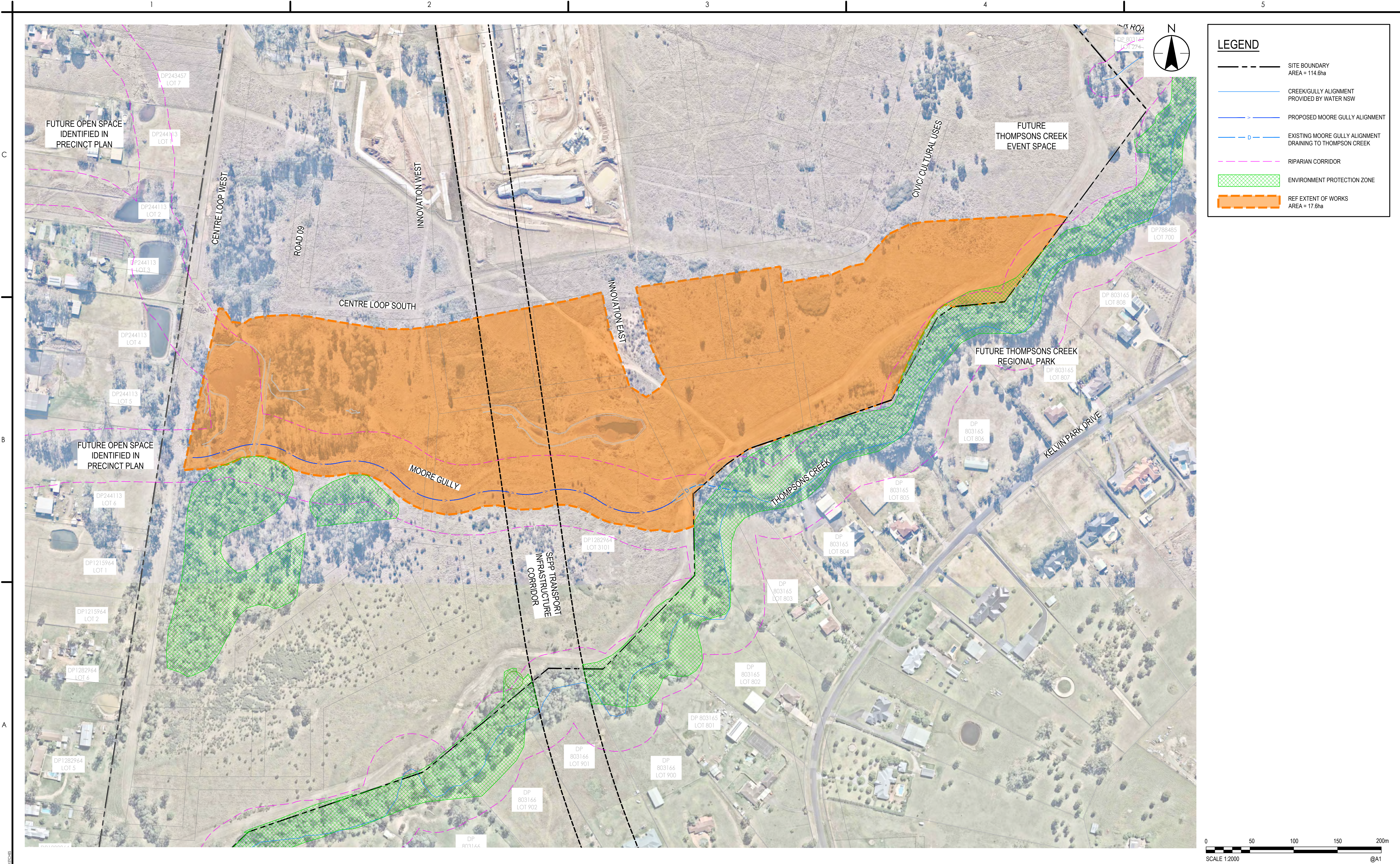
Environmental Resources Management (ERM) 2022b, Detailed Site Investigation
First Building Area Bradfield City Centre NSW, 10 June 2022.

Environmental Resources Management (ERM) 2022c, Asbestos Management Plan,
Bradfield City Centre NSW, 8 November 2022.

Golder Associates (Golder) 2011, Hazardous Building Materials Assessment, Former
RAAF Bringelly Receiving Station, August 2011.



ATTACHMENT A FIGURES



Notes

4	FOR INFORMATION ONLY	YL	PL	31.10.2023
3	FOR INFORMATION ONLY	YL		26.10.2023
2	FOR INFORMATION ONLY	JS		25.10.2023
1	FOR INFORMATION ONLY	YL		20.10.2023
Issued/Revision		By	Appd	DD.MM.YYYY

Issue Status

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION PURPOSES

This document is suitable only for the
purpose noted above.
Use of this document for any other
purpose is not permitted.

Colour Disclaimer

This drawing has been documented in
colour. This drawing is required to be
printed in colour. Failure to do so may
result in loss of information. Black and
white printing may be used if specific
black and white documents have been
obtained from Stantec.

Notes

File Name:
3040000968-000-SK0014

Stantec Australia Pty Ltd | ABN 17 007 820 322
Suite 403, Level 4, 88 Phillip Street
Parramatta, NSW 2150
Tel: 02 9496 7700
Web: www.stantec.com/au

Copyright Reserved

The Copyrights to all designs and drawings are the property of Stantec. Reproduction
or use for any purpose other than that authorised by Stantec is forbidden.
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the
drawing - any errors or omissions shall be reported to Stantec without delay.

Client/Project Logo

Client/Project

WESTERN PARKLAND CITY AUTHORITY

BRADFIELD CITY CENTRE

215 BADGERYS CREEK ROAD, BRINGELLY, NSW 2556

Client/Project

Authorised	RPEQ #	DD.MM.YYYY	Dwn.	Dsgn.	Chkd.	DD.MM.YYYY

Title

**REVIEW OF ENVIRONMENT FACTOR (REF)
EXTENT PLAN**

Project No.
304000968

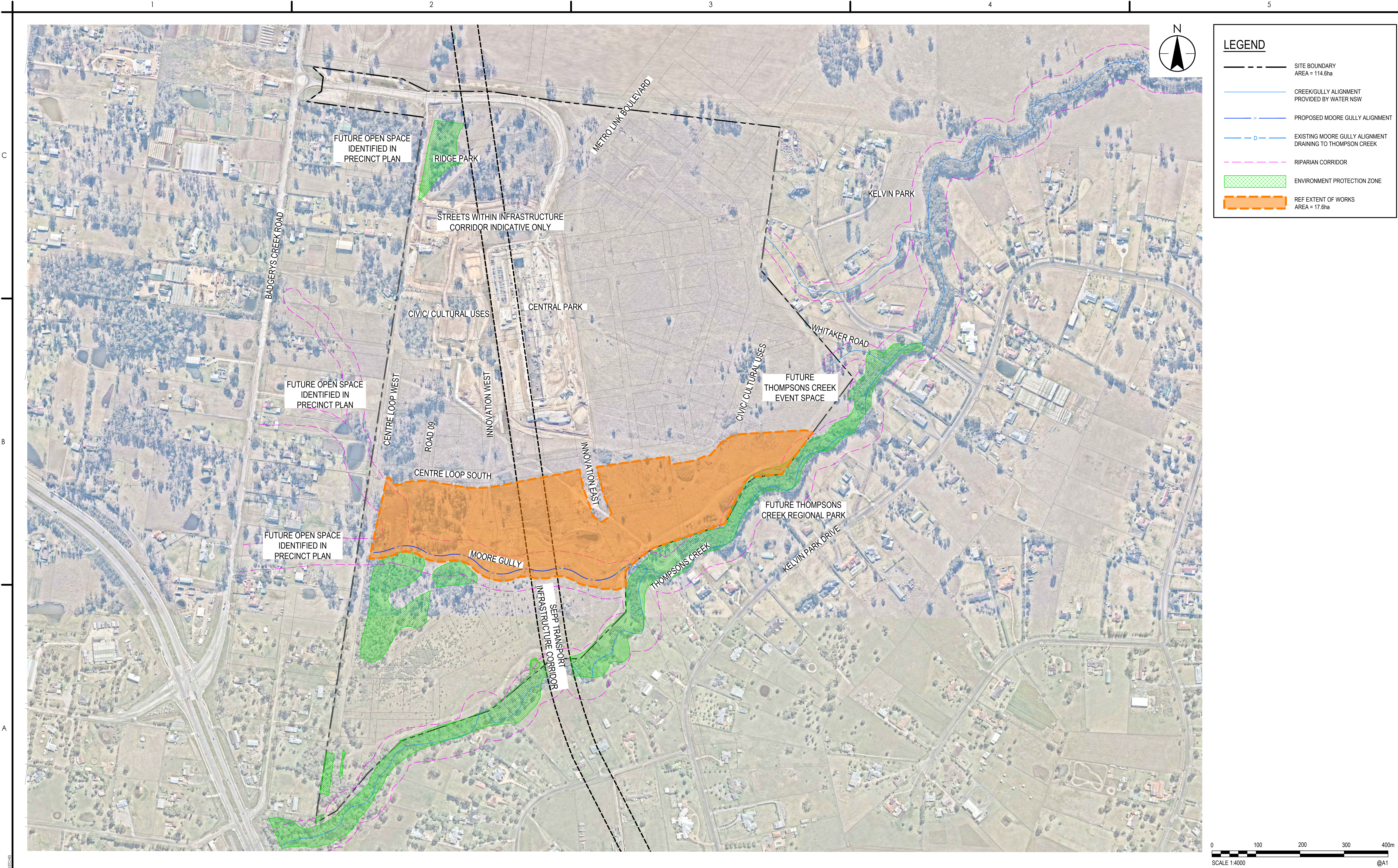
Revision
4

Scale

1:2000m A1

Drawing No.
3040000968-000-SK0014

PRINTED: 31/10/2023 2:20:09 PM BY: UNL (N NAME)
A:\2023\BRADFIELD CITY CENTRE\PROJECT\3040000968\000 PROJECT - WESTERN PARKLAND CITY AUTHORITY



Notes

3	FOR INFORMATION ONLY	YL	PL	31.10.2023
2	FOR INFORMATION ONLY	YL		26.10.2023
1	FOR INFORMATION ONLY	JS		25.10.2023
Issued/Revision		By	Appd	DD.MM.YYYY

Issue Status

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION PURPOSES

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Colour Disclaimer

This drawing has been documented in colour. This drawing is required to be printed in colour. Failure to do so may result in loss of information. Black and white printing may be used if specific black and white documents have been obtained from Stantec.

Notes

File Name:

3040000968-000-SK0015

Stantec Australia Pty Ltd | ABN 17 007 820 322
Suite 403, Level 4, 88 Phillip Street
Parramatta, NSW 2150
Tel: 02 9496 7700
Web: www.stantec.com/au

Copyright Reserved

The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorised by Stantec is forbidden. The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Client/Project Logo

Client/Project

WESTERN PARKLAND CITY AUTHORITY

BRADFIELD CITY CENTRE

215 BADGERYS CREEK ROAD, BRINGELLY, NSW 2556

Authorised	RPEQ #	DD.MM.YYYY	JS		25.10.2023
			Dwn.	Dsgn.	Chkd.

Title

**REVIEW OF ENVIRONMENT FACTOR (REF)
CONTEXTUAL PLAN**

Project No.

3040000968

Revision

3

Scale

