

Benedict Industries Pty Ltd
PO Box 431
FRENCHS FOREST NSW 1640

Attention: Mr Ernest Dupere – General Manager

28 March 2021

SA282_210328_Interim advice
Site Audit 282

Dear Sir

**INTERIM ADVICE REPORT FOR GEORGES COVE MARINA RAP, 146 NEWBRIDGE ROAD,
MOOREBANK - STATUTORY SITE AUDIT 282**

This report provides Benedict Industries Pty Ltd ('Benedict') and EMM Consulting Pty Limited (EMM), the environmental consultant engaged by Benedict, with interim advice as part of Site Audit 282 that was commenced on 9/11/18 by Dr Ian Swane, a Site Auditor accredited under the Contaminated Land Management ('CLM') Act. The advice forms part of a statutory site audit being conducted for 12.357 ha of land that forms the southern part of the Benedict property at Lot 70 in DP 1254895, 146 Newbridge Road, Moorebank NSW. This land is to be subdivided from Lot 70 to form a new Lot 3 to be zoned RE2 'Private Recreation' and redeveloped for a mixed use marina development (the 'Site').

The purpose of this interim advice report is to document the outcome of the Site Auditor's review of a final version of a Remediation Action Plan (RAP)¹ prepared by EMM for the Site, which supersedes an earlier version dated 11/03/16. This interim advice follows on from a site audit report (SAR) dated 27/04/19² that reviewed investigation reports and an earlier remediation strategy prepared for the Site.

This interim advice report is considered to be consistent with NSW Environment Protection Authority (EPA) guidelines and policy and does not pre-empt conclusions to be drawn at the end of the site audit process. This interim advice does not represent a Site Audit Statement (SAS) or a Site Audit Report (SAR). It is intended that a SAS / SAR will be prepared for the Site once the remediation work has been completed to the satisfaction of the Site Auditor, Liverpool City Council (LCC) and the EPA. This interim advice also does not provide legal or planning advice because it is outside the expertise of the Site Auditor.

The Site Auditor has reviewed the RAP and considers the document:

- a) Reasonably meets EPA guidance, with remaining typographical errors / data gaps considered minor and not significant;
- b) Addresses review comments made in a previous interim advice report (dated 23/03/21) on a draft version of the RAP; and
- c) Provides a practical and feasible remediation strategy to make the Site suitable for its intended marina / mixed use.

The Site Auditor recommends that:

- The RAP and a copy of this interim advice report be presented to the appropriate planning authority as part of a Development Application for the proposed marina development;

¹ EMM (26 March 2021) '*Remediation Strategy and Remedial Action Plan, Georges Cove Marina*'.
Document No: J180179RP8

² Ian Swane & Associates (27 April 2019) '*Site Audit Report 282 by Dr Ian Swane, Remediation Strategy for Proposed Georges Cove Marina Development at 146 Newbridge Road, Moorebank NSW 2170*'

IAN SWANE & ASSOCIATES P/L

- The Site be remediated in accordance with the RAP and other regulatory requirements that may be imposed on remediation work conducted at the Site; and
- No changes are made to the RAP without prior written approval being given by the Site Auditor.

Should any further information be required on the site audit work being undertaken for the Site, please don't hesitate to contact the undersigned.

Yours sincerely



Dr Ian C Swane (CPEng, CEnvP & CSCS)

Accredited EPA Site Auditor

Director, Ian Swane & Associates

Phone: 0418 867 112

Email: iswane@bigpond.com