

19 January 2024

Matt Chapple
Project Manager
Building (NSW/ACT)
John Holland
Level 3, 100 Harris St, Pyrmont, NSW 2009

Dear Matt,

Re: Sydney Football Stadium Redevelopment - Precinct Village & Carpark, Moore Park Interim Audit Advice #3: Report on soil tracking

1.0 Introduction and Background

Jason Clay (the auditor) of Senversa Pty Ltd has been engaged by John Holland Group Pty Ltd (JHG) as a NSW Environment Protection Authority (EPA) accredited site auditor for the redevelopment of the Precinct Village & Carpark (PV&C) component of the Sydney Football Stadium (SFS) redevelopment, located off Driver Avenue, Moore Park, NSW (the site).

Redevelopment of the Sydney Football Stadium (SFS) has been completed on the site of the original stadium (Allianz Stadium) at Moore Park, Sydney. Development of the adjacent Moore Park Precinct Village (understood to include retail pavilion, tennis clubhouse and tennis courts, children's playground and up to 1,500 space multi-level carpark), located to the west of the SFS, is now proposed. It is understood that JHG is contracted to complete the Early Works scope of the PV&C development which includes:

1. Stormwater diversion around the MP1 carpark.
2. Sewer diversion of Sydney Water asset at north-west corner of the Western MP1 carpark.

Site audit services are required as part of the Significant Development (SSD) conditions of consent SSD-9835 Stage 2 Design and Construction, lodged by Infrastructure NSW, on behalf of the NSW Government, and approved by the Minister for Planning and Public Spaces. The relevant conditions include:

Site Auditor

C32. The nominated Site Auditor be appointed throughout the duration of the construction works.

C33. If unexpected contamination is found during site works at levels that may pose a risk to human health or the environment, the unexpected finds protocol in accordance with the CEMP (condition B22) must be implemented on site and the Site Auditor must inform the Planning Secretary immediately.

C34. The nominated Site Auditor must ensure that any work required in relation to soil or groundwater contamination is appropriately managed throughout the construction works. If work is to



be completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice.

Soil Contamination and Site Audit

Condition D53A. Prior to the occupation of each stage of the Precinct Village and multi-level carpark and its associated public domain areas, the Applicant must submit the following to the Planning Secretary, EPA and Council for information:

- a) Section A1 Site Audit Statement or a Section A2 Site Audit Statement signed by a NSW EPA-accredited Site Auditor, certifying that all relevant parts of the Precinct Village and multi-level carpark and its associated public domain areas are suitable for the proposed land use.*

Condition D54A. The Precinct Village and multi-level carpark and its public domain areas (either in whole or part) must not be occupied until the following requirements are complied with:

- a) written confirmation has been obtained from the Planning Secretary stating that the requirements of D53A(a) have been complied with.*
- b) a copy of the written confirmation from the Planning Secretary has been provided to the Certifier for information.*

2.0 Documents Reviewed

JHG has provided the following documentation for consideration. The purpose of this Interim Audit Advice (IAA) is to provide comment on the document with respect to site contamination and the audit process.

'Report on soil tracking, Stormwater and Sewer Realignment Project, Members Carpark, Driver Avenue, Moore Park, Sydney NSW', Douglas Partners dated 12 January 2024.

3.0 Review Comments

Auditor comments are provided in the grey box below.

The auditor considers that the Soil Tracking Report is a suitable document and can be considered as a final version.

The auditor undertook a final inspection of the site on 19 January 2024 and found the early works to be predominantly completed. Wood chip had been placed around the exterior of the site between the boundary fence and the pavement, i.e., off-site. The wood chip appeared to be a manufactured product rather than a recycled material. It was visually free of significant anthropogenic detritus and asbestos. Should asbestos be discovered at a later date in this area it is most likely that it would have arisen from the residual soils of the road verge, outside Sydney Football Stadium and its car park, rather than the wood chip.

The site auditor confirms that John Holland's work, required in relation to soil or groundwater contamination, has been appropriately managed during the construction works. This stage of works has been satisfactorily completed from the auditor's perspective and satisfies condition C34.



4.0 Closure

The auditor understands that the audit will continue with the new contractor, please would you provide those details when available.

Yours sincerely,
On behalf of **Senversa Pty Ltd**

Jason Clay

NSW EPA Contaminated Sites Auditor (0801)
KR/JC

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.

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