

30 January 2024

North Construction & Building Pty Ltd

Level 5, Suite 501

1 Bryant Drive

Tuggerah NSW 2259

Dear Joel

Auditor endorsement of Douglas Partners Remedial Action Plan – Gosford Library Development, 123A Donnison Street, Gosford, NSW

North Construction & Building Pty Ltd (North Construction) has appointed Stephan Pawelczyk of Environmental Earth Sciences NSW as NSW Environment Protection Authority (EPA) accredited Site Auditor (the Auditor), to conduct a statutory Site Audit of the proposed Gosford Regional Library development at 123A Donnison Street, Gosford, NSW, consisting of Lot 100 in Deposited Plan (DP) 711850.

This is a requirement of development consent, ref. DA 21/14779 dated 16 October 2022 provided by the NSW Minister for Planning, which includes conditions in relation to contamination.

As part of the process, the following documents have been reviewed:

- Douglas Partners (DP) 2018 Report on Preliminary Site Investigation for Contamination, 123A-125B Donnison Street, Gosford dated 2 August 2018.
- DP (2021) Detailed Site Investigation (Contamination), Proposed Gosford Regional Library, 123A Donnison Street Gosford. 83343.03.R.001.Rev0 dated 7 April 2021.
- DP (2023a) In Situ Waste Classification, 123A Donnison Street, Gosford. 83343.04.R.001.Rev0 dated 11 October 2023.
- DP (2023b) Supplementary Site Investigation (Contamination), Proposed Gosford Regional Library, 123A Donnison Street Gosford. 83343.04.R.002.Rev0 dated 21 December 2023.
- DP (2024) Report on Remediation Action Plan, Gosford Regional Library, 123A Donnison Street Gosford. 83343.04.R.003RAP83343.04.R.003.Rev0 dated 12 January, 2024.

Based on the review of the aforementioned documents, the RAP (DP, 2024) is considered to be practical and, on the basis that is appropriately implemented, the site can be made suitable for the proposed use. Following implementation of the RAP, a validation report will need to be prepared in accordance with relevant NSW EPA guidelines concluding that the site is suitable for the proposed land use.



In accordance with s3.6.2 of the *Guidelines for the NSW Site Auditor Scheme (3rd Edition)*, this letter/ interim advice does not constitute a site audit report or statement, nor does it preempt the conclusion to be drawn at the end of the site audit process. Upon completion of the audit process, a site audit statement and report will be issued.

For and on behalf of
Environmental Earth Sciences NSW



Site Auditor
Stephan Pawelczyk
NSW EPA-accredited Site Auditor 2202

123077L02V01