

ATTN: Scott Coltman

1/09/2023

IPG Invest Projects  
PO Box 470,  
Liverpool, NSW, 1871

**Re: Response to Council**

Scott,

Please find below our responses regarding request for clarification of the points below in the email from Dialina Day, Representative from Goulburn Council, dated 31 August 2023.

*Point 1: The Preliminary Site Investigation (PSI) report identified 7 areas of environmental concern (PAEC). This did not include the yards located near the south-eastern corner of the site. The sampling areas identified in the supplementary report (DSI) included the yards although some of the PAEC identified in the PSI were not included in the areas that were sampled. Can you please explain the reasoning for this?*

The yard in the south-eastern corner of the property was not included as an area of concern in the PSI as it was not identified as an area that had any contamination concerns during onsite visit and discussions with the owner. The yard was included in the sampling for the supplementary report at the request of the client.

*Point 2: The PSI report indicated that that 'it has not included the evaluation of groundwater contamination'. The supplementary report does not consider any groundwater contamination, bore water or surface water investigations. Can you please explain the reasoning for this?*

During the site visits for both the PSI and DSI, site water usage was assessed including all upstream water sources. Flowing water on the property in the creek that runs north south through the centre of 407 was found to flow from leakage of the main water supply. There are no bores being used onsite. The dams onsite are used for livestock. The lack of contamination on site deemed the assessment of water was not required.

Regards,

*Julia Noonan*

On behalf of  
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