

12th January, 2010

Sydney Metro Authority
Level 9, 321 Kent Street
SYDNEY NSW 2001
Attention: Mr. B. Hendriks

Dear Ben,

RE: FRASERS BROADWAY – 26 BROADWAY, CHIPPENDALE

Please be advised that our consultant team has completed their review of the respective design to date for our Block 2, residential development (MP 09_0078 and MP 09_0042) with respect to the Sydney Metro design provided.

I attach correspondence from our structural engineers, Robert Bird Group, and our geotechnical consultants, Jeffrey and Katauskas together with a section through both the Metro and the Basement of Block 2 for your review.

In summary, our consultants are stating that, upon the assumption that the above works will be undertaken before the Metro tunnels are constructed, the proposed works will not impact upon the Metro. Frasers intend undertaking the below ground excavation as soon as approval is received with the initial works of secant pile wall installation and remediation before bulk excavation is completed in the second half of 2010.

I would appreciate your confirmation as to the current anticipated timing of the Metro works adjacent to our site.

Should you need for our consultants to meet with Sydney Metro to further discuss the correspondences or other related matters, please do not hesitate to contact the undersigned.

It is trusted that the information provided is sufficient to date and that as the detailed design is progressed, we will keep you advised of any changes. Frasers would submit the design for approval by Sydney Metro prior to the Construction Certificate of Basement Car Park and Block 2 (MP 09_0078 and MP09_0042) being issued. Accordingly, I would appreciate your letter of support for the respective Project Applications being issued to the Department of Planning with such a qualification.

I understood from our last meeting that Sydney Metro would, subject to the attached being acceptable, require Frasers Broadway Pty. Ltd. entering into a simple Deed. Could a draft of that Deed be issued for our review?

With respect to our other Project Application for Blocks 1 & 4 (MP 08_0253) and its relation with the Metro West, I would expect less of an issue as the column loads closest to the proposed tunnels are much less than those for Block 2. I would expect a design check be approved prior to the respective Construction Certificate being issued.

Should you wish to discuss the above or attached further, please contact the undersigned on 8823-8800 or 0411-089898.

Yours truly,
For and on behalf of Frasers Broadway Pty. Ltd.

A handwritten signature in black ink, appearing to read 'M Goldrick', with a stylized flourish at the end.

Michael Goldrick
Project Director