

October 2, 2009

Metricon Qld Pty Ltd
PO BOX 3407
Robina TC QLD 4230

Attention: Mr Shaun Nicholson

Dear Shaun:

RE: SUMMARY OF CONTAMINATION ISSUES RELATING TO PROPOSED 'ALTITUDE 1' DEVELOPMENT 'AREA E', LOCATED ADJACENT TO FRASER DRIVE, TERRANORA, NEW SOUTH WALES

Metricon Queensland Pty Ltd (Metricon) commissioned Gilbert & Sutherland Pty Ltd (G&S) to prepare an expert summary relating to contamination issues, and possible historical contaminating activities (if any) occurring within the bounds of the proposed Metricon development known as 'Altitude 1' (the site) to support a Part 3A application to the New South Wales Department of Planning. The 'Altitude 1' site is located within Terranora 'Area E' and comprises the following lots (as shown on Drawing No. GJ0901.1.1):

- Lot 1 DP304649 (4.702 ha)
- Lot 1 DP175235 (13.840 ha)
- Lot 1 DP781687 (4.707 ha)
- Lot 1 DP781697 (3.523 ha)
- Lot 1 DP169490 (0.348 ha)
- Lot 2 DP778727 (8.525 ha)
- Lots 40 and 43 DP 254416 (0.065 and 0.036 ha)
- Lot 3 DP587869 (0.246 ha).

Glazebrook & Associates Pty Ltd conducted a Stage 1 investigation of the entire Terranora 'Area E' in May 2003 on behalf of Gilbert & Sutherland. This report was included as Appendix A in the Gilbert & Sutherland Soil Contamination Assessment for 'Area E' Properties Terranora (G&S, October 2003). This information confirmed historical potentially contaminating activities associated with agricultural practices. Gilbert & Sutherland's broad acre soil contamination assessment, conducted on behalf of Metricon on the entirety of properties within the Terranora 'Area E' development precinct, confirmed that no samples taken from within what is now the 'Altitude 1' development site exhibited concentrations of contaminants above the applicable Health-Based Investigation Levels (HILs) adopted for the 2003 investigation.

The broad acre soil contamination assessment conducted by Gilbert & Sutherland included the drilling of one thousand three hundred and twenty three (1323) shallow boreholes¹ across the entire proposed Terranora 'Area E'. Shallow soil samples collected from each borehole were subsequently composited and analysed by a NATA accredited laboratory for a suite of analytes particular to the identified historical activities occurring on the site. Contaminants of Potential Concern (COPC) were identified as:

- Arsenic
- Lead
- Aldrin/Dieldrin

¹ Sample densities in general accordance with; **Standards Australia. AS 4482.1—2005. Guide to the Sampling and Investigation of Potentially contaminated Soil – Part 1: Non-volatile and Semi-volatile compounds.**

- Chlordane
- DDT, DDD and DDE (Attributable to pesticide use)
- Cadmium
- Copper
- Mercury
- Zinc.

A brief summary of analytical results for the COPC selected, summarised for each lot within the 'Altitude 1' area, is presented below. The results indicate no contaminants occurring above the applicable Health-Based Investigation Levels (HILs) adopted for the 2003 investigation.

Table 1 – Summary of analytical results, previous investigation (G&S 2003) on lots now comprising Altitude 1

Lot # Located within proposed 'Altitude 1'	COPC Suite	Samples exceeding adjusted HILs
Lot 1 DP304649	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None
Lot 1 DP175235	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None
Lot 1 DP781687	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None
Lot 1 DP781697	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None
Lot 1 DP169490	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None
Lot 2 DP778727	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None
Lots 40 & 43 DP 254416	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None
Lot 3 DP587869	As, Cd, Cu, Hg, Pb, Zn, Aldrin/Dieldrin, Chlordane, DDT+, DDD+ & DDE	None

Table 1: Sourced from Soil Contamination Assessment report for 'Area E' Properties Terranora Volume 1 – Report prepared for Metricon Queensland Pty Ltd, dated October 2003.

Given that the above-mentioned lots wholly encompass the proposed 'Altitude 1' area and currently exist in a similar, undeveloped condition to that encountered during the 2003 assessment period, Gilbert & Sutherland considers that the findings of the Soil Contamination Assessment for 'Area E' Properties Terranora Volume 1 – Report prepared for Metricon Queensland Pty Ltd, dated October 2003 remain valid. Further, the landholder confirms that no change of land use and/or new land use activity with the potential to contaminate the site has been undertaken on the subject lots in the period between the 2003 investigation and the date of preparing this letter advice.

Summary

Gilbert & Sutherland's Soil Contamination Assessment for 'Area E' Properties Terranora Volume 1 – Report, prepared for Metricon Queensland Pty Ltd, dated October 2003, found no contamination associated with historical agricultural use of the lots that now comprise the Altitude 1 site. Of the total 1323 soil bores drilled across the entire Area E site, 508 were drilled within the Altitude 1 site. Contamination exceeding the adopted HIL's was not identified in any of the samples collected from the boreholes.

Therefore, with regard to the following NSW Department of Planning Major Projects Application sections regarding the preliminary assessment-identification of key issues (contained within *Schedule – Information required at lodgement*):

- (c) *potential environmental impacts associated with construction, operation, or occupation of a project;*
- (d) *likely environmental risks;*

Gilbert & Sutherland considers that the lots comprising the proposed 'Altitude 1' area exhibit a low potential for environmental impact associated with contamination and/or potentially contaminating activities.

We trust this advice is acceptable. Please do not hesitate to contact this office, including those undersigned, if you require any further details.

Yours faithfully,

Gilbert & Sutherland Pty Ltd



Nathan Zurig

Director/Principal Environmental Scientist



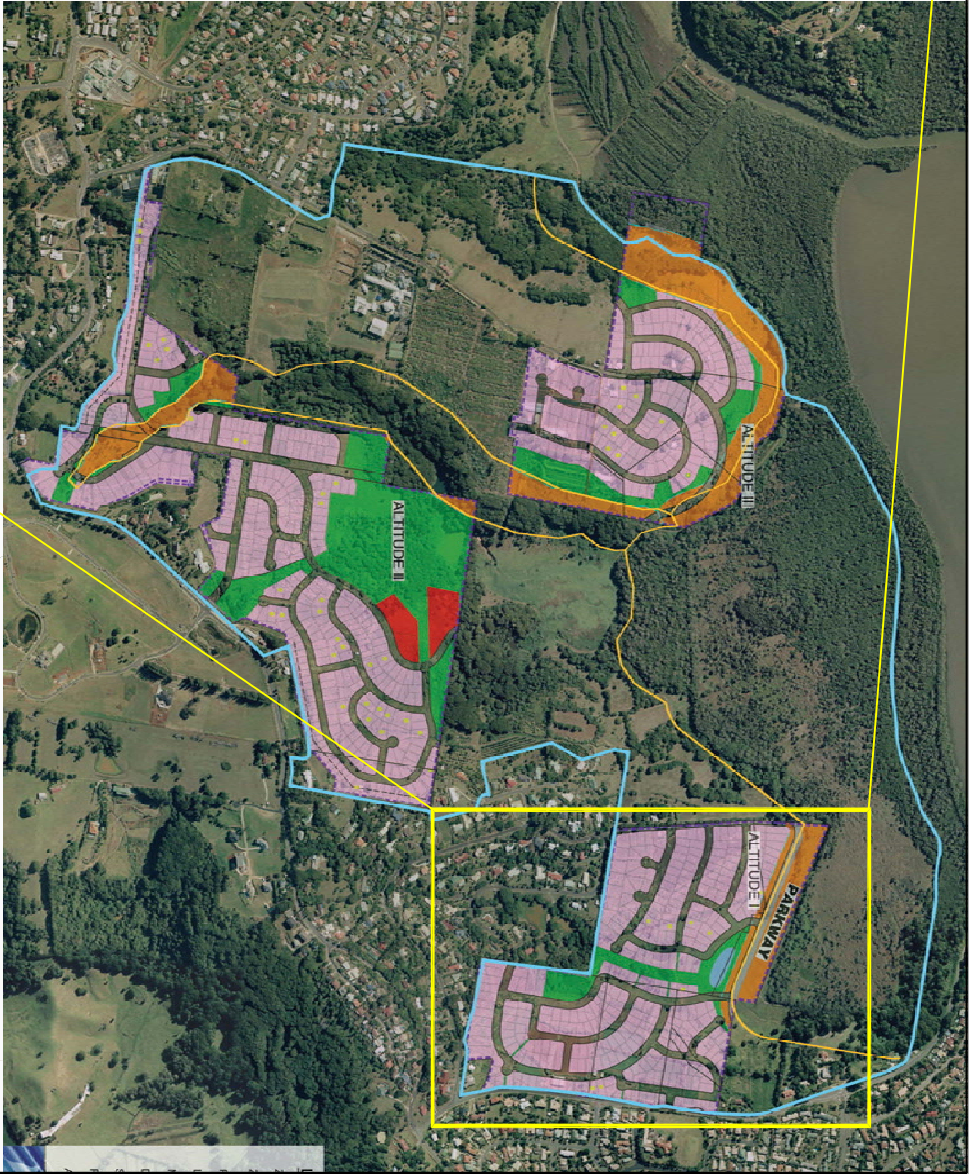
Nick Gifford

Environmental Scientist



Gilbert & Sutherland's Soil Contamination Assessment for 'Area E' Properties Terranora Volume 1 - Report found no current or historical contaminating activities are likely to have taken place on the lots that now comprise the Altitude 1 site. These lots include:

- Lots 40 and 43 DP254416
- Lot 1 DP169490
- Lot 1 DP781697
- Lot 1 DP304649
- Lot 1 DP781687
- Lot 1 DP175235
- Lot 2 DP778727
- Lot 3 DP587869



<div><div>GILBERT+SUTHERLAND</div><div>agriculture · water · environment</div></div>		PROJECT METRICON QLD P/L	
Eastside 5/232 Robina Town Centre Drive, Robina, Qld. 4226 Phone 55789944 Mobile 0418 760919 Fax 55789945		SUMMARY OF CURRENT & HISTORICAL CONTAMINATION ISSUES 'ALTITUDE 1' TERRANORA, NSW	
FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	APPROVED	SCALE AS SHOWN	DRAWN J.W.W.
		DATE 2/10/09	CHECKED
		DRAWING No. GJ0901.1.1	