

2 June 2010

Mr Benjy Levy
Meriton Apartments Pty Ltd
Level 11, 528 Kent Street
Sydney NSW 2000

Dear Benjy,

Interim Site Audit Advice, Former Allied Feeds site, Rhodes, NSW

This letter provides interim site audit advice (ISAA) related to the independent site audit being conducted for the remediation of the former Allied Feeds site, 42 Walker Street, Rhodes, NSW, as requested by Benjy Levi of Meriton Apartments Pty Ltd. This advice is based on information reviewed by the Auditor, as provided, and is related to the proposed open space area between Lots 101 and 102 (see attached drawing).

This ISAA does not constitute a Site Audit Report (SAR) or Site Audit Statement (SAS), but forms part of the site audit processes. It is intended to issue a SAR and SAS at the completion of the site audit process.

Review of the following information forms part of this ISAA:

- ERM. 2009. Lot 101, 102, 106 and Surrounds – Former Allied Feeds Site, Rhodes, NSW. December.
- Meriton. 2010. Drawings DA-20, DA-21, DA-22 and DA-30

Based on information provided in the Meriton drawings (DA-22 and DA-30 attached) the Auditor understands that the proposed area of open space between Lots 101 and 102 is different to that provided in ERM (2009). Figure 5a (ERM 2009 – also attached) provides the various land uses that the site was validated to. The Auditor has reviewed ERM (2009) and is currently finalising the site audit related to land described in that report.

The overall Allied Feeds site has been progressively remediated and validated for various land uses over the past 3 years. The varying land uses include (from least to most sensitive):

- High density residential;
- Building with basement car park;
- Open space areas (0 to 1m);
- Open space areas (>1m);
- Area of underground services; and
- Foreshore attenuation buffer zone (within 20m of the bay).

Land use differences between ERM (2009) and the Meriton drawings include:

- A portion of the proposed public open space area will be suspended (i.e. on a concrete slab) over the basements for the buildings in Lots 101 and 102 ("Area 1" on the attached drawing);
- Land that was validated as building with basement car park will now be open space areas (>1m), with no underlying excavation ("Area 2" on the attached drawing); and
- Land validated as an area of underground services (road) will now be open space areas (>1m) ("Area 3" on the attached drawing).

The Auditor has attached a plan showing these areas.

Review of ERM (2009) indicates that the validation results for Areas 1, 2 and 3 are suitable for the proposed changes. Therefore it is the Auditor's opinion that if the proposed changes are made to the development they

will not affect the conclusions of the site audit based on the review of ERM (2009). The Auditor notes that placement of the 1 m cap of material validated as open space 0-1 m is required by the RAP (URS 2005)¹.

Yours sincerely,

AECOM Australia Pty Ltd



Brad Eismen
NSW Site Auditor No. 0102

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Encl: Relevant figures from ERM (2009)

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¹ URS. 2005. Remediation Action Plan for the Former Allied Feed Site, 42 Walker Street, Rhodes. 5 September.