

ATP Seven

Application Under Section 75W

SDH & associates pty ltd

1. DETAILS OF ORIGINAL MAJOR PROJECT

Application made by:	Architectus
Application made to:	Minister for Planning
Major Project Application:	MP 06_0294
On land comprising:	The location of the proposed building forms part of Lot 500 DP1033739 within the Australian Technology Park, Eveleigh
Local Government Area	City of Sydney
For the carrying out of:	'Early Works' for the construction of part 11 and part 5 storey studio and office complex, constituting site establishment, minor demolition works, remediation, excavation, drainage works and basement slab.
Estimated Cost of Works	\$11,000,000
Type of development:	Major Project
S.119 Public inquiry held:	No
Determination made on:	

Project Application No. 06_0294

Date of Consent 25 January 2007

2. CURRENT CONSENT CONDITIONS

The current consent approval states under Schedule 2 -

A1 Development Description

- (1) Development consent is granted only to carrying out the development described in detail below and in accordance with the approved Major Project 06_0149:

Stage 1

- Site establishment (including removal of vegetation)
- Demolition (several temporary building and sheds, retaining wall)
- Temporary diversion of a storm water pipe
- Shoring works
- Bulk excavation (approximately 45,000m3) works
- Decontamination/remediation works
- Archaeology and heritage works (if required)
- Rock anchoring
- Dewatering

Stage 2

- Detailed excavation
- Install detention tank

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- Install box culvert
- Piling and pile capping
- Basement slab and lift pits

Staged Construction Certificates may be obtained for each of the above stages and are referred to in the conditions of consent below as 'Stage 1' and 'Stage 2' to reflect the above listed works for each stage.

- (2) *The proposed remainder of the building is subject to a separate Environmental Assessment and does not form part of this consent.*
- (3) *Development must be carried out consistently with the Statement of Commitments (attached Schedule 3) except as amended by the conditions of approval.*
- (4) *These conditions of approval do not relieve the Proponent of its obligations under any other Act.*

The current consent approval under Schedule 2, Clause B2 (2) states;

"The remediation works on the site shall be completed prior to the release of the Construction Certificate for Stage 2 works and the Proponent shall submit a detailed Site Audit Summary Report and Site Audit Statement and Validation Report to the Certifying Authority. The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the Environmental Protection Agency to issue site audit statements. The site audit must verify that the land is suitable for the proposed uses"

3. PROPOSED MODIFICATION OF CONSENT CONDITION

It is proposed to modify the scope of works stated above in the two stages to reflect a practical construction methodology that takes into account the requirements to remediate the site of potential contamination and validate the site for it's proposed use while eliminating risk of further contamination and project delay that would occur if excavation was to occur post validation as is currently proposed in Stages 2.

It is also proposed that due to the significant scale of this project that the validation of the site is broken down into three definable parcels of land defined within the overall site in order to allow for a continuation of work during the validation process rather than a complete stop to the project while the administrative process of validating the site with the regulator authorities occurs.

3.1. Modification to Stages of Work

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The proposed modification to the stages is as follows:

Stage 1

- Site establishment (including removal of vegetation)
- Demolition (several temporary building and sheds, retaining wall)
- Temporary diversion of a storm water pipe
- Shoring works
- Bulk excavation (approximately 45,000m³) works
- Decontamination/remediation works
- Archaeology and heritage works (if required)
- Rock anchoring
- Dewatering
- Detailed excavation
- Install sprinkler tank
- Install box culvert
- Piling and pile capping
- Install lift pits

Stage 2

- Basement slab

3.2. Modification for Staged Validation

The proposed modification to progressive validation of the site in 3 stages/areas intrinsically will result in a corresponding number of construction certificates being issued prior to stage 2 works being undertaken.

3.3. Reasons For The Proposed Modifications

Reasons for the proposed modification to the scope of works of each of the stages are as follows;

a) Avoiding Potential Cross Contamination

As the two stages are currently documented in the Consent Approval there is still a significant amount of excavation and removal of waste material from site that needs to occur in Stage 2 of the Consent as a result of the following scope of works;

- | | | |
|---------------------------|---|--------------------------|
| • Detailed excavation | - | Approx 650m ³ |
| • Install sprinkler tank | - | Approx 350m ³ |
| • Install box culvert | - | Approx 200m ³ |
| • Piling and pile capping | - | Approx 800m ³ |
| • Install lift pits | - | Approx 120m ³ |

Total

2120m³ or 5%

The current consent approval under Schedule 2, Clause B2 (2) states;

"The remediation works on the site shall be completed prior to the release of the Construction Certificate for Stage 2 works and the Proponent shall submit a detailed Site Audit Summary Report and Site Audit Statement and Validation Report to the Certifying Authority. The site audit must be prepared in accordance with the Contaminated Land Management Act 1997 and completed by a site auditor accredited by the Environmental Protection Agency to issue site audit statements. The site audit must verify that the land is suitable for the proposed uses"

If the site is validated as currently document prior the Stage 2 scope proceeds then there is a significant risk that waste material that is excavated as a result of the above mentioned scope of works would re-contaminate that site. If this was to occur then the site would then be required to be re-validated which would result in extensive re-sample of validated area, additional expenses which could be avoided and a duplication of delay in the programme for the re-validation and administrative reporting that is required as part of the validation process. In order to comply with Schedule 2, Clause B1 and the Approved Consent, we have engaged an EPA appointed Site Auditor – WSP, who in reviewing the RAP submitted with the Consent Application has recommended additional sampling and testing of the site to further define the location of potential contamination that may exist on the site.

This additional data (which is included in the amended RAP) has provided a clearer picture of the location of potential hot spots and better define the waste classification of the waste material which will be removed from the site. The test data has also re-confirmed, based on the tests performed, that the remediated site would be suitable for propose use as commercial office/studio complex.

With this in mind the risk of the site being classified unsuitable at the completion of the remediation process would appear negligible. Furthermore both the current Consent Conditions and the signed Agreement for Lease for the land with RWA have provisions that require Sydney Broadcast Properties to provide security in the event that the site is required to be made good. This security should be adequate in the event that the site is found not to be fit for use at the conclusion of the remediation process.

b) Avoiding Project Programme Delays

- i. **Validation report;** As stated in item 1 above the administrative side of preparing the required paper work associated with a detailed Site Audit Summary Report, a Site Audit Statement and a Validation Report can be a lengthy, typically 2 to 3 months dependent upon the workload of the Site Auditor and the Regulatory Authority at the time of validation.

Modifying the consent as proposed would eliminate the potential of re-contamination of the site and consequential duplication of the validation process. The integrity and intent of the current consent approval would still remain preserved however the potential for duplication in delay as a result of re-validating the site would be averted.

- ii. **Staged Validation;** The site area as described in the "Early Works" Major Project is significant size, approximately 1.56Ha or 15,600m². The site therefore lends itself from a programming perspective to a staged construction methodology with multiply work fronts.

As a result we would propose that the site for the Stage 1 Early Works is validated in a staggered approach using three pre-defined areas approved by the site auditor. This approach would allow the modified proposed Staged 2 works to commence in the first area in advance of the completion of the overall site validation.

The positive benefit to the project would be reflected in the project programme which would mitigate any delays to the project which would occur in validating the site as a whole and then stopping the momentum of the project while the administrative process of validating by the generation of the Site Audit Report and Corresponding Site Audit Statements are produced by our consultants and the Site Auditor.

In making this proposed modification we have consulted with our Geotechnical Engineer – Douglas Partners, the Site Auditor – WSP (who intern has consulted with the Department of Environment and Climate Change (DECC)) and all parties are in agreement that the proposal the stagger the validation across the site is both practical and logical in it's approach and support it as a viable methodology.

3.4. Supporting Documentation

In support of this proposed modification to the approved consent we have enclosed the following documentation:

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- a) Amended **Remedial Action Plan, Waste Classification Report and the Acid Sulphate Soil management Plan** which takes into account the proposed method of construction, waste classification, remediation and validation of the site based on the proposed modification to the scope of works in each stage and the staggered validation process and the control measure that are to be implemented to ensure that the site area of the early works are remediated and validated to the satisfaction of the Site Auditor in accordance with the regulations set down by DECC.
- b) Interim statements from the Site Auditor accepting the Remediation Action Plan, Waste Classification Report, and the Acid Sulphate Soil Management Plan.
- c) A letter from our Geotechnical Engineer – Douglas Partners supporting the proposed modification to the Major Project Development Application.
- d) A letter from the Site Auditor – WSP supporting the proposed modification to the Major Project Development Application.
- e) A copy of the latest Drawings and Specifications as listed below

Architectural Drawings

- | | | | |
|----|--------|---|---------------------|
| 1. | EW-001 | E | Excavation Drawings |
| 2. | EW-002 | E | Concrete Outline |
| 3. | EW-003 | E | Sections |

Civil Drawings

- | | | | |
|----|-----|---|--|
| 1. | C01 | C | Erosion and Sedimentation Control Plan |
|----|-----|---|--|

Hydraulic Drawings

- | | | | |
|----|---------|---|---|
| 1. | EW-H001 | E | Hydraulic Services Notes, Legend Drawing List |
| 2. | EW-H100 | F | Hydraulic Services Car Park Level 1 – Sheet 1 |
| 3. | EW-H101 | E | Hydraulic Services Car Park Level 1 – Sheet 2 |
| 4. | EW-H102 | E | Hydraulic Services Car Park Level 1 – Sheet 3 |
| 5. | EW-H103 | E | Hydraulic Services Car Park Level 1 – Sheet 4 |
| 6. | EW-H104 | E | Hydraulic Services Car Park Level 1 – Sheet 5 |
| 7. | EW-H105 | E | Hydraulic Services Car Park Level 1 – Sheet 6 |
| 8. | EW-H200 | E | Hydraulic Services Detail Sheet 1 |

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Structural Drawings

1.	S001	D	Footing and Shoring Plan
2.	S005	C	Shoring Elevations Sheet 1
3.	S006	C	Shoring Elevations Sheet 2
4.	S010	C	Shoring Details Sheet 1
5.	S011	C	Shoring Details Sheet 2
6.	S015	D	Footing Details Sheet 1
7.	S016	C	Footing Details Sheet 2
8.	S020	C	Column Schedule Sheet 1
9.	S021	C	Column Schedule Sheet 2
10.	S100	C	Level 1 Concrete Outline Plan
11.	S110	C	Level 1 Details
12.	S000	C	General Notes

Stormwater Drawings

1.	001	A	Stormwater Through Site - Plan and Details
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Specifications

1.	061256	C	Early Works Concrete Specification
2.	061256	C	Early Works Piling Specification
3.	061256	D	Early Works Ground Anchor Specification
5.	205602	B	EW Architectural Specification – Bulk Excavation
6.	205602	C	EW Architectural Specification – General Specification
7.	205602	B	EW Architectural Specification – Tanking

4. CONCLUSION

The proposed modifications to the consent are consistent with and indeed reinforce the intent of the original condition.

Compliance with the proposed modifications will ensure that post validation of the site the potential for the site becoming re contaminated by Stage 2 works is eliminated.



Douglas Partners
Geotechnics • Environment • Groundwater

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NLE
Project 44050B
5 July, 2007

Sydney Broadcast Property Pty Limited
C/ SDH & Associates Pty Ltd
By email: robertsdha@optusnet.com.au

Attn: Mr Robert Wall

Dear Sirs

Scope of Stage 1 and Stage 2 Works

Further to recent discussion Douglas Partners (DP) has reviewed the scopes of works within the Stage 1 and Stage 2 works as detailed in Schedule 2 of the Determination of Major Project No. 06_0294 (File No. S06/01244-1).

The Stage 2 works include:

- Detailed excavation;
- Install detention tank
- Install box culvert
- Piling and pile capping
- Basement slab and lift pits

It is understood that currently the Site Audit Statement (and accompanying Site Audit Report and Validation Report) are required prior to issue of the Construction Certificate for the Stage 2 works.

It is considered that it would be preferable for works which will involve excavation/ disturbance of soils to be conducted prior to final validation. This will minimise disturbance of the substrate following validation, and allow any impacts from these works to be considered in the validation process.

To this purpose it is considered that allowing these works to be conducted as part of Stage 1 would be beneficial for the validation process.

Do not hesitate to contact either of the undersigned on 9809 0666 with any questions or comments.

Yours faithfully
DOUGLAS PARTNERS

Nerilee Edwards
Environmental Scientist

J M Nash
Principal



11 July 2007

Robert Wall
SDH & Associates
Suite 3, Level 10
276 Pitt Street
Sydney
NSW 2000

Dear Robert

ATP 7, Eveleigh, NSW

Further to recent correspondence and subsequent discussions with SDH & Associates (SDH) regarding Stages 1 and 2 of the Early Works DA Consent at the above site, we are pleased to comment as follows.

Schedule 2 A1 (1) of the Determination of Major Project No. 06_0294 (File No. S06/01244-1) entitled "*Early Works Project Application for a Studio and Office Complex at the Australian Technology Park, Eveleigh*", describes the proposed works in the following 2 stages:

Stage 1

- Site establishment (including removal of vegetation)
- Demolition (several temporary buildings and sheds, retaining wall)
- Temporary diversion of a storm water pipe
- Shoring works
- Bulk excavation (approximately 45,000m³) works
- Decontamination / remediation works
- Archaeology and heritage works (if required)
- Rock anchoring
- Dewatering

Stage 2

- Detailed excavation
- Install detention (sprinkler) tank
- Install box culvert
- Piling and pile capping
- Basement slab and lift pits

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WSP Group plc
Offices worldwide

We understand that SDH would like to capture all of the works that require excavation within a revised Stage 1. In essence, this would mean that the only works remaining in Stage 2 of the DA for the Early Works will be emplacement of the basement slab.

As discussed previously, it is essential that the proposed tasks within the revised Stage 1 works are undertaken in such a way that the potential spread of contaminants and/or disturbance of the distribution of contaminants within the ground in its current form are controlled and minimised.

Bearing the above in mind, WSP request the opportunity to review, from a purely environmental perspective, Work Method Statements / or Construction EMP's for any revised Stage 1 tasks that have the potential to spread or disturb the current distribution of contaminants at the above site.

Provided that the aforementioned controls are maintained, WSP consider that the adoption of the revised Stage 1 works will be environmentally beneficial as this will allow all excavations into potentially contaminated soils to be undertaken at the earliest possible stage of the works thereby minimising subsequent cross contamination of previously remediated areas.

We trust that the foregoing comments meet your immediate requirements. However, should you have any queries or wish to discuss any points in greater detail please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rod Harwood'.

Rod Harwood
Accredited Site Auditor (NSW EPA #03-04)

Our ref: 01-07-062L06A.09.06Interim Advice 6A

12 September 2007

ATP Partnership Pty Ltd
c/o Mr Robert Wall
SDH & Associates Pty Ltd
Suite 1003, Level 10
276 Pitt Street
Sydney
NSW 2000

Dear Robert

Interim Audit Advice 6A
ATP Seven – Australian Technology Park, Eveleigh, NSW.

Introduction

Following the issue of our Interim Audit Advice letter dated 3 September 2007 (Ref.: 01-07-062L05.08.27InterimAdvice6), WSP Environmental Pty Ltd (WSP) has been provided with a final Remedial Action Plan (RAP) by Douglas Partners Pty Ltd (DP) and are pleased to provide our comments below.

For remediation purposes only, it is understood that the site will be 'segregated' into two main parts, namely, Lot 101 and the remainder of the site. Lot 101 will be subdivided into a further three validation areas (Validation Areas 1 to 3 inclusive).

In order to allow phased Auditor 'sign off' of the validation works, a separate site audit report (SAR) and site audit statement (SAS) will be prepared for Lot 101, Validation Area 1; Lot 101, Validation Area 2; Lot 101, Validation Area 3; and, the remainder of the site (which includes Lot 102, the new roadways and a park).

Nature of Interim Advice

SDH & Associates Pty Ltd (SDH), on behalf of ATP Partnership Pty Ltd (ATP) formerly Sydney Broadcast Property Pty Limited (SBPPL), has engaged Rod Harwood, a New South Wales Environment Protection Authority (EPA) (now Department of the Environment and Climate Change) contaminated land accredited site auditor (accreditation number 03-04), employed by WSP to act as Auditor for this project. The final outcome of this engagement is to be four SASs and associated SARs, indicating the suitability of the land and the proposed development to meet the NSW DEC land use criteria for the intended use of the land.

This interim audit advice does not constitute a SAS or a SAR, but rather is provided to assist SDH, on behalf of ATP, in the assessment and management of contamination issues at the site. The information provided herein should not be considered pre-emptive of the final site audit conclusions, but rather represents the site audit opinion based on the current review of available site information.

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Scope of Audits

Whereas interim audit advice is provided to assist in the assessment and management of contamination issues at the site, the interim audit advice should not be regarded as 'approval' of any proposed investigations or remedial activities, as any such approval is beyond the scope of an independent review.

NSW DEC (2006) *Contaminated Sites: Guidelines for the NSW Auditor Scheme* describes the site assessment and audit process as:

- (i) *Consultant is commissioned to assess contamination.* The contaminated site consultant designs and undertakes the site assessment and, where required, all remediation and validation activities to achieve the objectives specified by the owner or developer; and,
- (ii) *Site auditor reviews the consultant's work.* The site owner or developer commissions the site auditor to review the consultant's work. The auditor prepares a site audit report and a site audit statement at the conclusion of the review, which are given to the owner or developer.

Therefore, the contaminated land consultant and other relevant parties should be satisfied that the work to be conducted conforms to all appropriate regulations, standards and guidelines and is suitable based on the site history and the proposed landuse.

Current Interim Audit Advice

In preparing this Interim Advice for Lot 101 only of the potentially affected portions of ATP Seven – Australian Technology Park (ATP), Eveleigh, NSW, the Auditor has conducted a review of the following document:

1. DP (10 September 2007) *Report on Remedial Action Plan, ATP-Seven, Area 1 - Building Footprint Site, Australian Technology Park, Eveleigh* (Ref : 44050B-1).

The review of this document has been in general accordance with the requirements in the NSW DEC (2006) *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition)* and NSW EPA (1997) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*.

The overall objective of this audit is to provide advice on the suitability of the previous investigations with regard to the assessment of impacts from previous site uses and the proposed redevelopment of the site. It is understood that the site is to be redeveloped as a multi storey commercial property with a two storey basement.

Conditions Associated with this Interim Advice

The Auditor's current assessment of the RAP includes the following comments:

Document 1

- i. The Auditor notes that all relevant points contained in various Interim Audit Advice letters and emails have been satisfactorily addressed within this final document.

Conclusion

The Auditor concludes that the final RAP is suitable and may be used in conjunction with the final ASSMP and Waste Classification Report to facilitate the remediation and bulk excavation works at the above site.

◆ ◆ ◆ ◆

I trust that the Interim Advice outlined herein meets your immediate requirements. However, should you have any queries or wish to discuss any points in greater detail please do not hesitate to contact the undersigned.

Yours sincerely



Rod Harwood
Accredited Site Auditor (NSW EPA #03-04)

Our ref: 01-07-062L07A.09.06Interim Advice 7A

12 September 2007

ATP Partnership Pty Limited
c/o Mr Robert Wall
SDH & Associates Pty Ltd
Suite 1003, Level 10
276 Pitt Street
Sydney
NSW 2000

Dear Robert

Interim Audit Advice 7A

ATP Seven – Australian Technology Park, Eveleigh, NSW.

Introduction

Following the issue of our Interim Audit Advice letter dated 3 September 2007 (Ref : 01-07-062L07.09.03InterimAdvice7), WSP Environmental Pty Ltd (WSP) have been provided with a final Waste Classification Report (WCR) by Douglas Partners Pty Ltd (DP) and are pleased to provide our comments below.

For remediation purposes only, it is understood that the site will be 'segregated' into two main parts, namely, Lot 101 and the remainder of the site. Lot 101 will be subdivided into a further three validation areas (Validation Areas 1 to 3 inclusive).

In order to allow phased Auditor 'sign off' of the validation works, a separate site audit report (SAR) and site audit statement (SAS) will be prepared for Lot 101, Validation Area 1; Lot 101, Validation Area 2; Lot 101, Validation Area 3; and, the remainder of the site (which includes Lot 102, the new roadways and a park) or "Area 2".

Nature of Interim Advice

SDH & Associates Pty Ltd (SDH), on behalf of ATP Partnership Pty Limited (ATP) – formerly Sydney Broadcast Property Pty Limited (SBPPL), has engaged Rod Harwood, a New South Wales Environment Protection Authority (EPA) (now Department of the Environment and Climate Change) contaminated land accredited site auditor (accreditation number 03-04), employed by WSP to act as Auditor for this project. The final outcome of this engagement is to be four SASs and associated SARs, indicating the suitability of the land and the proposed development to meet the NSW DEC land use criteria for the intended use of the land.

This interim audit advice does not constitute a SAS or a SAR, but rather is provided to assist SDH, on behalf of ATP, in the assessment and management of contamination issues at the site. The information provided herein should not be considered pre-emptive of the final site audit conclusions, but rather represents the site audit opinion based on the current review of available site information.

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Scope of Audits

Whereas interim audit advice is provided to assist in the assessment and management of contamination issues at the site, the interim audit advice should not be regarded as 'approval' of any proposed investigations or remedial activities, as any such approval is beyond the scope of an independent review.

NSW DEC (2006) *Contaminated Sites: Guidelines for the NSW Auditor Scheme* describes the site assessment and audit process as:

- (i) *Consultant is commissioned to assess contamination.* The contaminated site consultant designs and undertakes the site assessment and, where required, all remediation and validation activities to achieve the objectives specified by the owner or developer; and,
- (ii) *Site auditor reviews the consultant's work.* The site owner or developer commissions the site auditor to review the consultant's work. The auditor prepares a site audit report and a site audit statement at the conclusion of the review, which are given to the owner or developer.

Therefore, the contaminated land consultant and other relevant parties should be satisfied that the work to be conducted conforms to all appropriate regulations, standards and guidelines and is suitable based on the site history and the proposed landuse.

Current Interim Audit Advice

In preparing this Interim Advice for Lot 101 only of the potentially affected portions of ATP Seven – Australian Technology Park, Eveleigh, NSW, the Auditor has conducted a review of the following document:

1. DP (10 September 2007) *Report on Waste Classification ATP-Seven Area 1, Building Footprint Site, Australian Technology Park, Eveleigh* (Ref : 44050B).

The review of this document has been in general accordance with the requirements in the NSW DEC (2006) *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme* (2nd edition) and NSW EPA (1997) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*.

The overall objective of this audit is to provide advice on the suitability of the previous investigations with regard to the assessment of impacts from previous site uses and the proposed redevelopment of the site. It is understood that the site is to be redeveloped as a multi storey commercial property with a two storey basement.

Conditions Associated with this Interim Advice

The Auditor's current assessment of the WCR includes the following comments:

Document 1

- i. The Auditor notes that all relevant points contained in various Interim Audit Advice letters and emails have been satisfactorily addressed within this final document.

Conclusion

The Auditor concludes that the final WCR is suitable and may be used in conjunction with the final ASSMP and Remedial Action Plan to facilitate the remediation and bulk excavation works at the above site.

◆ ◆ ◆ ◆

I trust that the Interim Advice outlined herein meets your immediate requirements. However, should you have any queries or wish to discuss any points in greater detail please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rod Harwood', written over a faint, illegible printed name.

Rod Harwood
Accredited Site Auditor (NSW EPA #03-04)

Our ref: 01-07-062L05A.09.05Interim Advice 5A

5 September 2007

ATP Partnership Pty Limited
c/o Mr Robert Wall
SDH & Associates Pty Ltd
Suite 1003, Level 10
276 Pitt Street
Sydney
NSW 2000

Dear Robert

Interim Audit Advice 5A
ATP Seven – Australian Technology Park, Eveleigh, NSW.

Introduction

Following the issue of our Interim Audit Advice letter dated 24 August 2007 (Ref : 01-07-062L05.07.06InterimAdvice5) and our emailed correspondence dated 3 September 2007, WSP Environmental Pty Ltd (WSP) have been provided with a final Acid Sulphate Soil Management Plan (ASSMP) and are pleased to provide our comments below.

For remediation purposes only, it is understood that the site will be 'segregated' into two main parts, namely, Lot 101 and the remainder of the site. Lot 101 will be subdivided into a further three validation areas (Validation Areas 1 to 3 inclusive).

In order to allow phased Auditor 'sign off' of the validation works, a separate site audit report (SAR) and site audit statement (SAS) will be prepared for Lot 101, Validation Area 1; Lot 101, Validation Area 2; Lot 101, Validation Area 3; and, the remainder of the site (which includes Lot 102, the new roadways and a park) or "Area 2".

Nature of Interim Advice

SDH & Associates Pty Ltd (SDH), on behalf of ATP Partnership Pty Limited (ATP) – formerly Sydney Broadcast Property Pty Limited (SBPPL), has engaged Rod Harwood, a New South Wales Environment Protection Authority (EPA) (now Department of the Environment and Climate Change) contaminated land accredited site auditor (accreditation number 03-04), employed by WSP to act as Auditor for this project. The final outcome of this engagement is to be four SASs and associated SARs, indicating the suitability of the land and the proposed development to meet the NSW DEC land use criteria for the intended use of the land.

This interim audit advice does not constitute a SAS or a SAR, but rather is provided to assist SDH, on behalf of ATP, in the assessment and management of contamination issues at the site. The information provided herein should not be considered pre-emptive of the final site audit conclusions, but rather represents the site audit opinion based on the current review of available site information.

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Scope of Audits

Whereas interim audit advice is provided to assist in the assessment and management of contamination issues at the site, the interim audit advice should not be regarded as 'approval' of any proposed investigations or remedial activities, as any such approval is beyond the scope of an independent review.

NSW DEC (2006) *Contaminated Sites: Guidelines for the NSW Auditor Scheme* describes the site assessment and audit process as:

- (i) *Consultant is commissioned to assess contamination.* The contaminated site consultant designs and undertakes the site assessment and, where required, all remediation and validation activities to achieve the objectives specified by the owner or developer; and,
- (ii) *Site auditor reviews the consultant's work.* The site owner or developer commissions the site auditor to review the consultant's work. The auditor prepares a site audit report and a site audit statement at the conclusion of the review, which are given to the owner or developer.

Therefore, the contaminated land consultant and other relevant parties should be satisfied that the work to be conducted conforms to all appropriate regulations, standards and guidelines and is suitable based on the site history and the proposed landuse.

Current Interim Audit Advice

In preparing this Interim Advice for Lot 101 only of the potentially affected portions of ATP Seven – Australian Technology Park, Eveleigh, NSW, the Auditor has conducted a review of the following document:

1. DP (September 2007) *Report on Acid Sulphate Soil Management Plan Rev 1, Development Parcel B, Australian Technology Park, Eveleigh* (Ref : 44050-1).

The review of this document has been in general accordance with the requirements in the NSW DEC (2006) *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd edition)* and NSW EPA (1997) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*.

The overall objective of this audit is to provide advice on the suitability of the previous investigations with regard to the assessment of impacts from previous site uses and the proposed redevelopment of the site. It is understood that the site is to be redeveloped as a multi storey commercial property with a two storey basement.

Conditions Associated with this Interim Advice

The Auditor's current assessment of the ASSMP includes the following comments:

Document 1

- i. The Auditor notes that all relevant points contained in various Interim Audit Advice letters and emails have been satisfactorily addressed within this final document.

Conclusion

The Auditor concludes that the final ASSMP is suitable and may be used in conjunction with the Remedial Action Plan and Waste Classification Report, once the latter two documents are finalised, to facilitate the remediation and bulk excavation works at the above site.

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I trust that the Interim Advice outlined herein meets your immediate requirements. However, should you have any queries or wish to discuss any points in greater detail please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rod Harwood', with a stylized flourish above the name.

Rod Harwood
Accredited Site Auditor (NSW EPA #03-04)