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Project Management
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1 May 2009

Michael Woodland
Director, Urban Assessments
Department of Planning
GPO Box 39
SYDNEY, NSW 2001

Dear Mr Woodland,

RE: Major Project 07_0106 – Response to DECC

I refer to the Department of Environmental and Climate Change's (DECC) letter (dated 20 January 2009) in response to the Department of Planning's (DoP) letter dated 11 December 2008 regarding the redevelopment of 60 Charlotte Street, Clemton Park.

In the Environmental Assessment (EA) submitted to DoP, APP discussed that an intrusive contamination assessment was undertaken across the Sunbeam site and Troy Lane residential properties, and that the results of that assessment were used develop the URS RAP for the aforementioned sites. APP went on to explain that the RAP had been used not only to successfully remediate the industrial land on the Sunbeam site for industrial use, but that it was also used to successfully remediate the residential properties along Troy Lane to meet the residential standard. In a meeting with DECC on 23 February 2009, DECC concurred that the residential properties on Troy Lane had been remediated using the URS RAP to a residential standard.

The Site Auditor (Graeme Nyland) approved that RAP, and subsequently signed a Site Audit Statement for the former Sunbeam Site (Lot 1 DP 721721 and Lot A DP431356) and a separate Site Audit Statement was also prepared for the residential properties along Troy Lane, noting the Troy Lane properties were suitable for their approved use, ie residential.

Davids Group has engaged Graeme Nyland to be the Site Auditor for this next phase of work. Discussions with the Site Auditor have reflected that there is little benefit in conducting further contamination assessment work prior to the determination of the Development Application, as the extent of the work and the strategy adopted, will be dependent on the staging and timing of the overall development. The Site Auditor has recommended that an Evaluation and Assessment Plan, identifying areas of the site requiring further assessment and outlining that assessment, be prepared prior to the commencement of each stage. The requirements outlined in the Evaluation and Assessment Plan will then be implemented before and during the development of each stage.


To address the concerns expressed by DECC, Davids Group are committed to undertaking the following program of works subsequent to the granting of Development Consent:

- Engaging a Site Auditor accredited under the *Contaminated Land Management Act 1997* to provide technical oversight to the works, and to issue a Site Audit Statement at the completion of works.
- Preparing an Evaluation and Assessment Plan prior to the commencement of each Stage.
- Where necessary, undertake additional assessments to meet the current DECC Guidelines.
- If the assessments identify contamination levels which trigger the need for remediation, the URS RAP will be reviewed and modified as necessary to produce a Staged RAP which reflects the remediation requirements for each stage of the development. The RAP will be amended if the staging plan is amended.
- Together with the Construction Certificate for each stage, and prior to commencement of construction, any remediation will be performed for that particular stage of development.
- Preparing a validation report at the completion of any assessment and of any remediation that is found to be required for each such stage of the redevelopment.

The Site Auditor will prepare a Site Audit Statement and accompanying Report for each stage of the development, which will be provided to DECC.

We look forward to working with DoP on this project, and do not hesitate to contact APP if you require any additional information.

Yours sincerely
APP CORPORATION PTY LIMITED



Karie Bradfield
Project Manager