

11 September 2019

Mr Michael Terrett
Senior Project Manager, APP
By email: Michael.Terrett@app.com.au

**Subject: Site Audit of 297 King Street, Mascot, NSW (LBJ 19/02)
Interim Audit Advice #4 Regarding Revised Project Boundary
Geosyntec Project: GSY0099**

Dear Michael,

1 INTRODUCTION

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by APP Corporation Pty Ltd (APP), on behalf of Qantas Airways Limited (Qantas) for the provision of NSW EPA Accredited Site Auditor (Auditor) services in respect of the proposed redevelopment of 297 King Street, Mascot, NSW (herein “the site”).

As part of the provision of these auditor services, the Auditor was asked to provide an opinion on the suitability of a revised project boundary as it relates to the land use suitability determination in the audit. The revised project boundary, which would also form the audit boundary, was provided in a draft site plan via email attachment on 11 September 2019 (ref. NGA-S1822-DWG-DA2.31). The project boundary was revised to more closely align with the extent of construction activities associated with the redevelopment of the site. A copy of the revised boundary provided to the auditor for comment is attached for reference.

This letter has been provided as interim advice and, in keeping with guidelines endorsed under the *Contaminated Land Management (CLM) Act 1997*, you are advised that this letter does not constitute a Site Audit Report or Site Audit Statement and does not pre-empt the conclusion that may be made at the end of the audit process. This letter will be referred to by, and form an appendix to, the Site Audit Report. This interim advice is subject to the limitations as presented in Section 3.

2 AUDITOR’S CONSIDERATION OF REVISED PROJECT BOUNDARY

The Auditor has reviewed the revised project boundary in terms of appropriateness for making a land use suitability determination for the proposed redevelopment, from a contamination perspective. The following observations were made:

- The revised project boundary appears to address all areas of redevelopment activity for the site;
- The revised boundary was overlaid on the site investigation location figures from the Arcadis (2019) environmental site assessment report, and there is sufficient spatial

coverage of soil and groundwater investigation data for the audit area to form the basis of a land use suitability determination;

- There is sufficient information on the status of potential off-site contamination sources to assess their impact (or lack thereof) on the revised project area.

Accordingly, the Auditor considers that the revised project boundary is suitable and appropriate as an audit boundary for the site audit, and the revision to the boundary does not impact on the ability to make a land use suitability determination for the project area, from a contamination perspective. In keeping with previous interim advice, the land use suitability determination will be made at the completion of bulk earthworks, having regard to the movement and/or removal of any fill material, importation of any fill material from external sources, the final surface completion across the audit area and completion of a long-term environmental management plan for the site identifying the appropriate management of any residual contamination risks at the site.

3 LIMITATIONS

This advice has been prepared in accordance with the NSW EPA (2017) Contaminated Land Management – Guidelines for the NSW Site Auditor Scheme (3rd Edition), and other relevant guidelines made or endorsed under the CLM Act 1997.

The comments and opinions provided in this document were based on the auditor's independent review of information prepared and provided by others. While applicable audit standards include a validation of reasonably verifiable information, not all of the information provided to the auditor can be reasonably verified. (For example, the accuracy of field logs, the location of samples, and the consistent compliance by third parties with applicable methodologies is not subject to reasonable verification.) The necessity to rely on third party information results in an inherent level of uncertainty with respect to the audit that exists despite the auditor's compliance with appropriate professional standards of care. In addition, the documents supplied to the auditor for review as part of this audit may contain limitations statements. Accordingly, the opinions and advice developed on the basis of those documents is, by extension, subject to those same limitations.

It is also recognised that the guidelines regarding sampling design for site investigation and validation of remediation are statistically based, and it is possible for unidentified contamination to exist on a site where investigation and/or remedial validation has been performed despite compliance with applicable guidelines. The auditor accepts no responsibility for unidentified contamination encountered subsequent to investigation, remediation and validation that was performed in substantial compliance with the relevant guidelines made or endorsed under the CLM Act 1997.

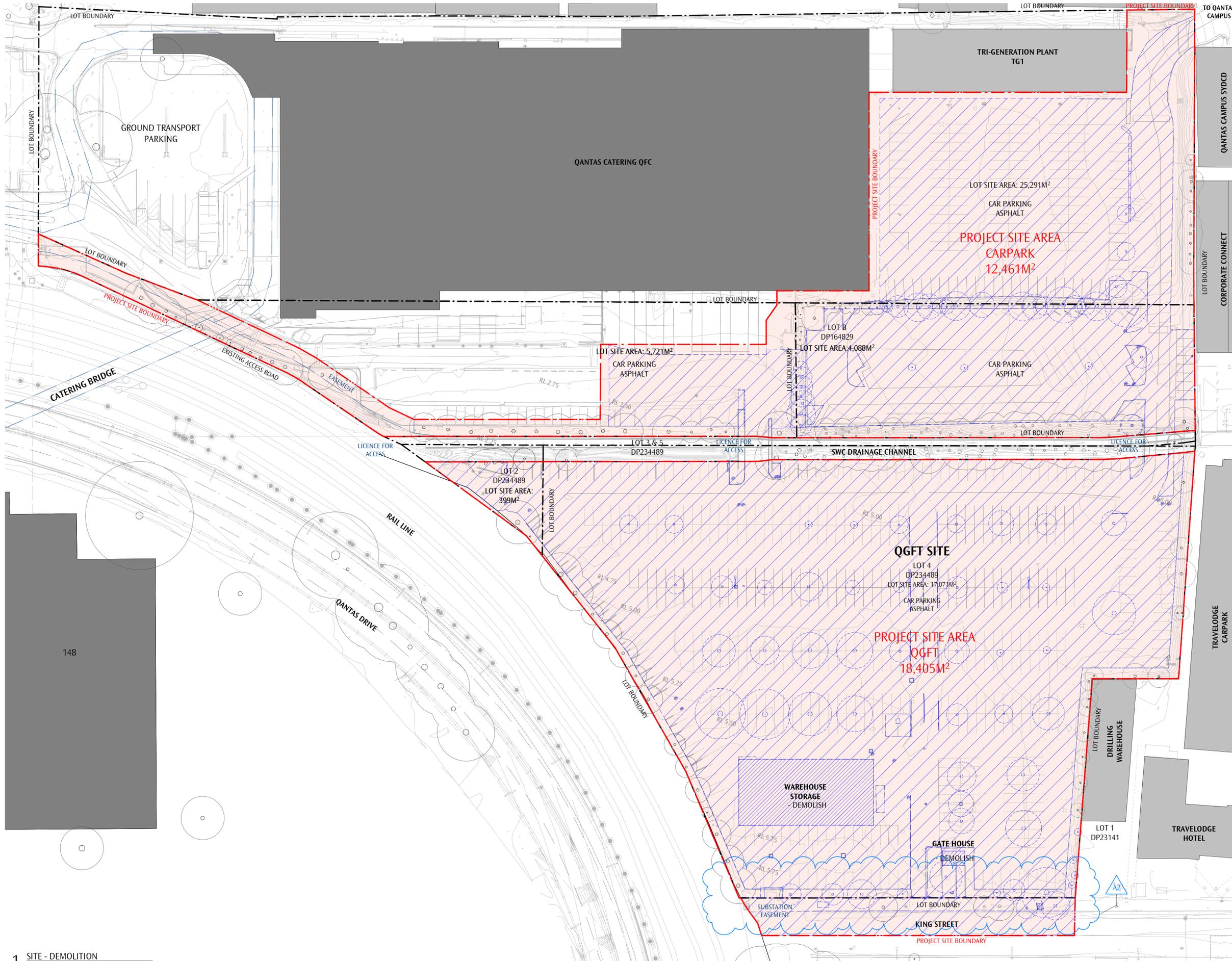
If you have any questions or comments about this interim advice, please do not hesitate to call Lange Jorstad on 0447 249 250.

Sincerely,

A handwritten signature in blue ink that reads "Lange Jorstad". The signature is written in a cursive, flowing style.

Lange Jorstad, PhD, RPGeo
NSW EPA Accredited Site Auditor (No. 1001)

GSY0099_IAA4



GENERAL NOTES
 DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

LEGEND - DEMOLITION

- SITE**
- DEMOLISH BUILDING
 - DEMOLISH HARDSTAND & SITE IMPROVEMENTS, INDICATIVE EXTENT. REFER CIVIL ENGINEERS
 - PROJECT SITE BOUNDARY
- TREES**
- EXISTING, RETAINED
 - DEMOLISH REFER LANDSCAPE ARCHITECTS DOCUMENTATION

EXISTING PARKING SUMMARY

QGFT SITE	570
QGFT CARPARK SITE	230
TOTAL	800

REFER TRAFFIC ENGINEER'S REPORT

- KINGSTREET TREES AMENDED



A2.3	PROJECT SITE BOUNDARY - FOR REVIEW	2019.09.11
A2.2	PROJECT SITE BOUNDARY - FOR REVIEW	2019.09.09
A2	SSD RESPONSE TO SUBMISSIONS	2019.07.30
A1	SSD APPLICATION	2019.05.29
REV	REASON FOR ISSUE	DATE

1 SITE - DEMOLITION
1:500



1:500@A1, 50%@A3

DRAFT