

30 April 2014

Ron Meyer  
Senior Project Manager, NSW  
Lend Lease Building Pty Ltd  
Level 15, AON Building, Maritime Centre  
201 Kent St  
SYDNEY NSW 2000

Our Ref: AS121704

Dear Ron

**Auditor Review - SICEEP PPP - Section 96 Modification for Ground Slab Replacement**

As a NSW EPA-accredited contaminated site auditor, I have been engaged to conduct an audit of the Public Private Partnership (PPP) Area, Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP), Darling Harbour, NSW (the site). I previously prepared a Section B Site Audit Report and Statement reference GN 474 A dated 13 March 2013 for Lend Lease Project Management & Construction (Australia) (Lend Lease) stating the site can be made suitable for the proposed public open space and commercial/industrial land use subject to implementation of the following management plan:

- *'Remedial Works Plan, Public Private Partnership Area, Sydney International Convention, Exhibition and Entertainment Precinct, Darling Harbour, NSW', Final, 11 March 2013, AECOM Australia Pty Ltd, including the 'Sampling Analysis and Quality Plan' included as Appendix B of the Remedial Works Plan (collectively the RWP).*

The purpose of the RWP is to provide a framework to manage the known contamination in fill and the uncertainty in distribution of contamination in fill and groundwater to ensure that the site is made suitable for the proposed land use.

We understand that Lend Lease is applying for a Section 96 modification to the consent under the Environmental Planning and Assessment Act (1979) to remove the majority of the existing ground level concrete slab over the site and replace it with a higher elevation grade slab. Underlying soils would be exposed during this process prior to replacement of the slab, which was not envisaged in the RWP.

The environmental consultant engaged by Lend Lease (AECOM Australia Pty Ltd) has prepared a letter *'SICEEP PPP - Contamination support letter for the Section 96 modification under the EP&A Act'* dated 22 April 2014 (the letter). The letter discusses the potential contamination impacts associated with removal of the slab and provides a methodology for managing the identified impacts.

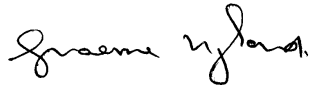
I have reviewed the letter and am of the opinion that the methodology proposed is consistent with the principles of the RWP and is adequate to meet the objectives of the RWP including appropriately identifying and managing potential contamination conditions that vary in nature and extent to the contamination that has been previously identified (which is documented GN 474 A, 13 March 2013).

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The letter also concludes “.... the expected environmental impacts as a result of soil and groundwater contamination, from the amended works are considered to be minimal”. I concur with that conclusion.

If you have any further queries please do not hesitate to contact me.

Yours sincerely  
ENVIRON Australia Pty Ltd

A handwritten signature in black ink, appearing to read 'Graeme Nyland'.

**Graeme Nyland**  
**EPA Accredited Auditor**