



JBS&G (43377 – 59566)

22 October 2014

Anthony Green
Fraser's Broadway Pty Ltd
Via Aconex

Site Contamination and Remediation, Block 11 Fraser's Broadway Redevelopment Site

Dear Anthony,

JBS&G Australia Pty Ltd (JBS&G) has been engaged by Fraser's Broadway Pty Ltd (Fraser's, the client) to provide environmental consulting services in relation to remediation of the Block 11 portion of the Fraser's Broadway redevelopment site, formerly known as the Carlton & United Brewery (CUB) site, located at 26 – 100 Broadway, Chippendale, NSW. Fraser's has requested that JBS&G prepare advice to address the Director General's requirements in relation to site contamination to assist with the project application documentation.

Remediation and transitional works at the site to address the requirements of the State Environmental Planning Policy No 55: Remediation of Land (SEPP55) were approved by the Minister of Planning on 15 August 2008 (MP 07_0163). The site, comprising Block 11 is proposed to be remediated and validated via implementation of the approved Remedial Action Plan (JBS 2008) and subsequent amendments as endorsed by a NSW EPA accredited site auditor.

Following completion of remediation works for Block 11, a Validation Report and accompanying Environmental Management Plan (EMP) are to be prepared by a suitably qualified environmental consultant documenting the completed works and stating that the site is considered suitable for the proposed mixed use development, subject to ongoing implementation of the EMP to address requirements for ongoing operation of the groundwater treatment system. It is noted that as the groundwater treatment system is to be installed within the building, the remediation works will be integrated with the basement and infrastructure construction activities including hydraulic services.

The final Block 11 validation report and EMP, together with a final Site Audit Statement (SAS) and accompanying Site Audit Report (SAR) prepared by a NSW EPA accredited site auditor will be submitted to the approval authority prior to occupation of the development.

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email jrosner@jbsg.com.au.

Yours sincerely:

A handwritten signature in black ink, appearing to read "Joanne Rosner", written over a horizontal line.

Joanne Rosner
Principal, Contaminated Land
JBS&G Australia Pty Ltd

Attachments:

- (1) Limitations

Attachment 1: Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice **Attachment 1: Limitations**

ce herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.