

28 April 2016

Amar Prashant
Mirvac
Level 26, 60 Margaret Street
Sydney NSW 2000
Via email: amar.prashant@mirvac.com

Site Suitability - 2 Figtree Drive, Sydney Olympic Park, NSW

Dear Amar,

Mirvac Projects Pty Ltd (Mirvac, the 'client') engaged JBS&G Australia Pty Ltd (JBS&G) to provide environmental advice in relation to a State Significant Development (SSD) Application for a proposed redevelopment at Site 53, 2 Figtree Drive, Sydney Olympic Park, NSW (the 'site').

JBS&G¹ previously completed a Phase 1 and 2 Environmental Site Assessment (ESA) at the site. The ESA did not identify the presence of significant contamination that would preclude redevelopment of the property for high density residential redevelopment with basement car parking. While one soil sample reported the presence of asbestos the reported concentration was less than the relevant health screening level (NEPM 2013).

Given the above the site is currently considered suitable for the proposed development.

The ESA provided recommendations related to redevelopment of the site to ensure that development work proceed efficiently and are undertaken in accordance with relevant guidance. The ESA recommendations are summarised as follows:

- That a hazardous materials survey (HMS) of the existing buildings be completed before their demolition. This survey was completed in late 2014²;
- That surplus excavated materials are classified in accordance with Waste Classification Guidelines Part 1: Classifying Waste, November 2014, NSW EPA (EPA 2014) or an appropriate exemption as created under the Protection of the Environment Operations (Waste) Regulation 2014. Materials disposed offsite (including asbestos impacted soil beneath the pathway) must be taken to appropriately licensed facilities; and
- That a protocol for managing unexpected finds is implemented during development works. This protocol has been developed and is presented in the Construction Environmental Management Plan (CEMP) submitted as part of the SSD Application.

¹ Phase 1 and Phase 2 Environmental Site Assessment, SOPA Site 53 2 Figtree Drive Sydney Olympic Park NSW, 16 July 2014, JBS&G Australia Pty Ltd (JBS&G 2014a).

² Hazardous Materials Survey, SOPA Site 53 2 Figtree Drive Sydney Olympic Park NSW, 1 September 2014, JBS&G Australia Pty Ltd (JBS&G 2014b).

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

Yours sincerely:

A handwritten signature in black ink, appearing to read 'GDasey', with a stylized, cursive script.

Dr Greg Dasey
Principal
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 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.