

4<sup>th</sup> March 2013

Ref: IA 0301-1304\_04

Adam Lucas  
Bluestone Capital Ventures No 1 Unit Trust  
Suite 1, Level 6  
71 Macquarie Street  
SYDNEY NSW 2000

Via email: alucas@bluestonegroup.com.au

Dear Mr Lucas

**RE: Site Audit Interim Advice – Remediation Action Plan, Cronulla Sharks Redevelopment Stage 1 Commercial and Retail including Carpark Prepared by DLA Environmental.**

James Davis of Enviroview Pty Ltd has been engaged to provide the services of a NSW EPA Contaminated Land Accredited Site Auditor, to conduct a Site Audit in accordance with the *Contaminated Land Management Act 1997* (NSW) and relevant guidelines made or approved under s.105 of that Act in relation to the site identified as Stage 1 Commercial and Retail of the Cronulla Sharks Redevelopment located at 461 Captain Cook Drive Woollooware NSW (the 'Site').

The objective of the Site Audit is to provide a Site Audit Report and Site Audit Statement to certify, in the Auditor's opinion, that the site is suitable for commercial/industrial land use, commensurate with the proposed land use.

Site Audit Interim Advice are provided to assist in the management of contamination issues at the site in regard to requirements of the Site Audit in the lead-up to issuing the final Site Audit Statement. An interim advice does not constitute a Site Audit Statement or a Site Audit Report, and does not pre-empt the final Site Audit conclusions. A Site Audit Report and Site Audit Statement will be prepared at the conclusion of the Site Audit.

The purpose of this interim advice is to provide confirmation of the Site Auditor's opinion, based on a review of works undertaken to date, that the Site can be made suitable for the proposed land use with the implementation of the Remediation Action Plan as referenced below, including the Asbestos Management Plan and Gas Management Plan that are included in the following reports.

The reports that I have been provided and have reviewed include:

DLA Environmental (February 2012) Phase 2 Detailed Environmental Site Assessment, Cronulla Sharks Redevelopment Stage 1 Lot 11 in DP 526492 461 Captain Cook Drive Woollooware NSW (Rev. 2.0\_S000317)

DLA Environmental (February 2012) Remediation Action Plan Cronulla Sharks Redevelopment Stage 1 Commercial and Retail including Carpark Part Lot 11 in DP526492 461 Captain Cook Drive Woollooware NSW (Rev 6.1\_S000316)

I am of the opinion that the Site has been adequately characterised, as defined by guidelines made or approved under s.105 of the *Contaminated Land Management Act 1997*, for the purposes of assessing the site with regard to the proposed land use.

Based on the nature and extent of the contamination identified, and the remediation works outlined in the Remediation Action Plan, the proposed remediation of the Site is appropriate and feasible and will render the Site suitable for the proposed land use at the conclusion of those remediation works. Further detail is required for some aspects in the Gas Management Plan pending finalisation of specific design features and construction methods of the development, these will be reviewed and agreed upon by the Site Auditor in order for the Site Audit to be completed.

Thank you for your time in regard to this matter. If you require additional information or clarification, please do not hesitate to contact me.

Yours sincerely



James Davis

**NSW EPA Contaminated Land Site Auditor**  
**Enviroview Pty Ltd**