

2 April 2013

Prospect Aquatic Investments Pty Ltd
c/o Andrew Parker
NIX Management
17 Chuter Street
McMahons Point NSW2060

By email: Andrew@nix.net.au

Dear Andrew,

RE: Site Audit Process, Proposed Wet 'n' Wild, Prospect NSW

As an EPA Accredited Auditor, I was engaged on 15 October 2012 by Prospect Aquatic Investments Pty Ltd (PAI) to conduct a site contamination audit in relation to the proposed Wet 'n' Wild theme park, located at Lot 1 of DP1045771, Reservoir Road, Prospect NSW.

The audit is being conducted to provide an independent review by an EPA Accredited Auditor of whether the land is suitable for any specified use or range of uses i.e. a "Site Audit" as defined in Section 4 (1) (b) (iii) of the NSW *Contaminated Land Management Act 1997* (the CLM Act).

To date, I have been provided with the following documents for review:

1. Report "Phase 1 Environmental Site Assessment, Lot 1 DP1045771, Prospect, NSW" dated December 2009, by Robert Carr and Associates Pty Ltd (RCA)
2. Report "Phase 2 Environmental Site Assessment, Sydney Wet 'n' Wild, Prospect, NSW" dated December 2010, by RCA
3. Report "Unexpected Finds Protocol, Bulk Earthworks, Proposed Wet n' Wild Theme Park, Reservoir Rd, Prospect" dated 21 September 2012, by SLR Consulting Australia Pty Ltd (SLR)
4. Report "Remedial Action Plan, Identified Asbestos Contamination, Proposed Wet n' Wild Theme Park, Reservoir Rd, Prospect" dated 18 December 2012 (and drafts dated 11 October, 2 November, 22 November and 14 December 2012), by SLR.
5. Draft Report "Supplementary Contamination Assessment, Proposed Wet n' Wild Theme Park, 427 Reservoir Rd, Prospect" dated 10 February 2013, by SLR
6. Draft Report "Validation Report, Remediation of Identified Asbestos Contamination, Proposed Wet 'N' Wild Theme Park, 427 Reservoir Rd, Prospect" dated 20 February 2013, by SLR.

In addition, I conducted a site inspection on 16 October 2012.

The site is approximately 25.5 hectares and was previously used for agricultural purposes and included a number of rural residential blocks located along the southern and eastern boundaries. Phase 1 and 2 environmental site assessments conducted in 2009-2010 did not identify contamination that warranted remediation and stated that the site was appropriate for its intended development.

Concept Approval under Section 75O of the *Environmental Planning & Assessment Act 1979* was granted by the Department of Planning & Infrastructure for the proposed Wet 'n' Wild Sydney on 8 December 2011.

Earthworks for the development commenced in September 2012, at which time asbestos contamination was identified which warranted further investigation. Australian Safer Environment and Technology Pty Ltd and subsequently SLR were engaged to assess the extent of asbestos contamination. Investigations were undertaken which identified widespread asbestos contamination. A Remedial Action Plan (RAP) was prepared by SLR to document the investigative works undertaken and recommend a proposed approach to remediation of the asbestos contamination. The RAP proposed consolidation of all asbestos-containing material in on-site containment cells under proposed car park areas.

I conducted an initial review of reports 1 to 4 and during my site visit on 16 October 2012 I discussed with the client's project manager (NIX Management) and consultant (SLR) my general agreement to the remedial approach. Further investigations were undertaken to refine the proposed remediation method which was outlined in the final RAP (December 2012). At the request of NIX Management, I am currently preparing a Section B Site Audit Statement and supporting Site Audit Report documenting my review of the final RAP. The review is being undertaken with respect to guidelines approved by the EPA under Section 105 of the NSW *Contaminated Land Management Act 1997*, in particular EPA (1997) 'Guidelines for Consultants Reporting on Contaminated Sites' and EPA (2006) 'Guidelines for the NSW Site Auditor Scheme (2nd Edition)'.

Following approval and implementation of the RAP, I will review a Validation Report for the site. At the completion of my review I anticipate that I will be in a position to prepare a Section A Site Audit Statement and Site Audit Report certifying that the site is suitable for its proposed use, subject to implementation of a Site Management Plan (to be prepared by SLR) regarding management of the containment cells.

Please call me if you wish to discuss.

Yours faithfully,
ENVIRON Australia Pty Ltd

DRAFT

Rowena Salmon
EPA Accredited Site Auditor 1002