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Ref:

18 September 2008

Paul Karantonis
Davids Group
Suite 1102, 14 Kings Cross Road
Potts Point NSW 2011

Dear Paul,

RE: 60 Charlotte Street Clempton Park - Stage 1 Project Application

In response to the request from the Director General Environmental Approval Requirements we provide the following information.

APP has acted as Parkview's Project Manager for the remediation work since 2002 and has been involved in the site investigation and remediation undertaken by the former owner Sunbeam. We have provided the information below in response to the DGR's requirements which we have paraphrased below.

1. *The EA must contain a contaminated site assessment and a remediation strategy with respect to the proposed uses of the site.*
2. *The contaminated site assessment and the remediation strategy must be reviewed by a site auditor accredited under the Contaminated Land Management Act.*
3. *The EA must contain a Site Audit Statement and the associated Site Audit Report issues by the site auditor to demonstrate that the site can be made suitable for the proposed uses.*

*The DoP is advised that Section 6.11 Remediation of the site of the Preliminary Environmental Assessment contains a factual error. It stated, as it implied that it was a direct quote from a DECC letter contained in Appendix 12 of the Preliminary Environmental Assessment, that the site "does not pose an unacceptable risk to human health for the current or **proposed** use". It should be noted that the site remediation that had been carried out on the site only addressed the current industrial use of the site with the existing structures in place. It did not address any risk associated with the site contamination that may arise as a result of the site redevelopment.*

In response to these requirements we can advise as follows.

1. DEC have an intimate knowledge of the site, contaminants and the requirements to remediate this area. The site has been thoroughly investigated and the extent of contamination is identified. The RAP has been reviewed by the independent auditor and is considered acceptable.

DECC have approved the RAP for the site prepared by URS which covers site investigations, remediation of the site, the methods to be used and the clean up criteria appropriate for a range of uses including commercial, industrial and residential.

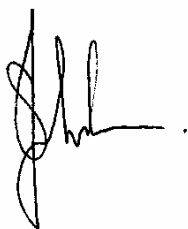
The remediation of the site has been undertaken but not completed and Parkview intend on undertaking this outstanding work as part of its development of the site. This remediation will follow the RAP (and subsequent validation report) in the methods used, the appropriate clean up criteria. The remediation completed to date has demonstrated to the satisfaction of the auditor that the site can be suitable for the purposes proposed.

2. A valid RAP exists for the site that addresses the requirements of DECC and the knowledge that DEC already have for this site make the need for subsequent RAP and Site Audit statement to confirm that the site can be remediated as superfluous. This has already been determined and agreed with DEC and the Auditor.
3. DECC have approved the RAP for the site prepared by URS which covers site investigations, remediation of the site, the methods to be used and the clean up criteria appropriate for a range of uses including commercial, industrial and residential. This covers the current and future uses of the site.

The attached RAP prepared for the site remediation is satisfactory for the proposed use of the site, including the existing residential areas off-site. The RAP identifies the clean up actions and criteria that remediated the offsite residential properties to the level and satisfaction of the EPA and the independent auditor. Copies of the RAP and Site Audit Statements have been appended.

Yours sincerely

APP CORPORATION PTY LIMITED

A handwritten signature in black ink, appearing to read 'S. Johnston', with a horizontal line extending to the right.

SCOTT JOHNSTON
Project Director