

5 February 2009

Our Ref: AS120950

Valad Property Group  
Attn: Denis Ghersinich  
PO Box N817  
Grosvenor Place  
Sydney NSW 1220

Dear Denis

**Re: Contamination Audit – Major Project 07-0149 Tempe Ikea**

I am a NSW EPA Accredited Contaminated Sites Auditor and have been engaged to conduct an audit of the proposed Tempe Ikea site.

I previously prepared a Site Audit Report (SAR) and Site Audit Statement (SAS) for part of the site, known as Areas 1A and 1B of the former Tempe Tip Landfill:

- 'SAS GN 35-1B and 'Site Audit Report - Validation of Remediation for Areas 1A and 1B of Tempe Lands', dated 31 August 2006.

I have subsequently reviewed contamination assessments for the remainder of the site, consisting of commercial properties on the Princes Highway. I have also received and made comments on a draft Remedial Action Plan (RAP), and received a revised draft covering the whole proposed Tempe Ikea site as follows:

- 'Remedial Action Plan For Valad, Tempe Commercial Development At 630 - 726 Princes Highway And Areas 1a & 1b Tempe Lands, Tempe' draft dated 3 February 2009 by Coffey Environments Pty Ltd.

My previous SAS for Areas 1A and 1B concluded that the site was suitable for commercial/industrial use, subject to management in accordance with an Environmental Management Plan (EMP). I will now review the RAP and provide an opinion on whether measures to be undertaken in the proposed development are consistent with the EMP.

I will also conduct an audit of the RAP with relation to the current commercial properties outside Areas 1A and 1B, with the intention of certifying that the site can be made suitable subject to implementation of the RAP.

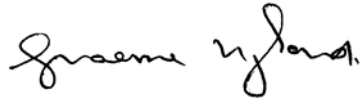
I believe that these two steps will satisfy the draft consent condition from Department of Planning.

I also anticipate that it will be a condition of consent that a SAS be obtained after implementation of the RAP, certifying that the site is suitable for the proposed use, subject to a specific and appropriate EMP.

These proposed actions are consistent with the requirements of DECCs submission on the Environmental Assessment for Major Project 07-149 dated 15 December 2008. During the audit process, I will take into consideration the specific advice and concerns expressed by DECC.

Please call me if you wish to discuss. I would be happy to discuss the audit with DECC if required.

Yours faithfully  
ENVIRON Australia Pty Ltd

A handwritten signature in black ink, appearing to read 'Graeme Nyland'.

Graeme Nyland  
EPA Accredited Auditor 9808