

51501-105,716
L005_Mary Street St Peters RevB

19 October 2016

Mays Chalak
JVMC Pty Ltd
Level 7 - The Diamant, 2 – 14 Kings Cross Road
Potts Point, NSW 2011
Via email: mays.chalak@jvmc.com.au

Paul Apostoles
JVMC Pty Ltd
Level 7 - The Diamant, 2 – 14 Kings Cross Road
Potts Point, NSW 2011
Via email: paul.apostoles@jvmc.com.au

Site Suitability Opinion - 75 Mary Street, St Peters, NSW

Dear Mays and Paul,

JBS&G Australia Pty Ltd (JBS&G) was engaged by JVMC Pty Ltd (JVMC, the client) to provide environmental consulting services associated with the 'Precinct 75' property located at 75 Mary Street, Street Peters, NSW (the site). The site is legally identified as Lot 1 in Deposited Plan (DP) 556914. JBS&G has assisted JVMC with conducting environmental site investigations and remediation planning.

The site has been subject to previous and ongoing environmental investigations which have described the contamination status of the site. This has included:

- A detailed site investigation (DSI) - *Detailed Site Investigation Report, 75 Mary Street, St Peters, NSW*. Environmental Investigations Pty Ltd, E22317 AA_Rev3, 18 September 2015 (EI 2015).

Based on the assessments undertaken at the site and subject to the limitations in **Attachment 1**, it is considered that the site can be made suitable to the proposed commercial and residential use with minimal access to soil subject to:

- Development and implementation of an Environmental Management Plan (EMP) for the commercial portion of the site; and
- Development and implementation of a Remedial Action Plan (RAP) in accordance with relevant NSW EPA guidelines for the remaining parts of the site.

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

Yours sincerely:



Chris Bielby
Environmental Consultant
JBS&G Australia Pty Ltd



Andrew Lau
Principal Contaminated Land
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 or approval authorities exercising their statutory functions. 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.