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Summary letter for environmental works, as conducted and as required for completion of Statutory Environmental Audit: 60-82 Johnson Street, South Melbourne, Vic.

1 Introduction

This letter has been prepared to provide information in relation to environmental site assessment and remediation conducted (to date), as required to progress towards completion of the Statutory Environmental Audit at the above site.

2 Summary of environmental works completed (to date)

Connolly Environmental was engaged by SPG Johnson Street Landowner Pty Ltd to conduct an environmental site assessment at the above site. Environmental investigation works have been conducted at the site from January 2017 through to April 2018, and have included a detailed assessment of soil, soil vapour and groundwater conditions at the site. Following completion of the initial site investigation, a remediation action plan (RAP) was prepared and a significant amount of work has since been conducted implementing the steps within the RAP to ensure the site is suitable for the proposed mixed high density residential and commercial landuse. Approximately \$240,000 has been spent to date on the works detailed in Table 2.1 below.

A detailed summary of work completed by Connolly Environmental from January 2017 to April 2018 (to date), including investigation and remediation work is provided in Table 2.1 below.

Table 2.1 Summary of works completed by Connolly Environmental (2017-2018)

Work	Summary of work completed (to date)
Site history assessment and review of potential underground infrastructure.	<ul style="list-style-type: none"> ➤ Site history review including review of aerial photographs, Sands and McDougall's directories, historical online maps, Historical Title and Certificate of Title. ➤ Review environmental audits conducted in the vicinity of the site to establish background conditions, particularly in relation to groundwater. ➤ Review of previous ESA reports conducted at the site. ➤ Service location and ground penetrating radar survey (GPRS) using a qualified service locator. ➤ Reporting and correspondence to the client and Auditor.
Soil investigation	<ul style="list-style-type: none"> ➤ Installation of 37 soil bores to a maximum of 7.0 m depth below ground level (bgl). ➤ Installation of 10 groundwater wells to a maximum of 4 m below ground level. ➤ Soil vapor survey at each sample location using a portable photoionisation detector (PID). ➤ Extensive laboratory analysis of soil samples for potential contaminants of concern,

Work	Summary of work completed (to date)
	associated with historical land uses. <ul style="list-style-type: none"> ➤ Acid sulphate soil investigation. ➤ Reporting and correspondence to the client and Auditor.
Groundwater investigation	<ul style="list-style-type: none"> ➤ Installation of 10 groundwater wells to a maximum of 4 m below ground level. ➤ Three rounds of groundwater sampling and purging, conducted in February 2017, July 2017 and March 2018. ➤ Extensive laboratory analysis of groundwater samples for potential contaminants of concern, associated with historical land uses. ➤ Groundwater gauging to calculate groundwater flow direction. ➤ Review of surrounding services that may be influencing groundwater flow. ➤ Review of groundwater conditions beneath the site to confirm that conditions were consistent with regional/background water quality. ➤ Reporting and correspondence to the client and Auditor.
Soil vapour assessment	<ul style="list-style-type: none"> ➤ Installation of eight Cox Colvin sub slab vapour pins across the central and southern portions of the site. ➤ Three rounds of soil vapour sampling including collection of field gas parameters on 30 November 2017, 19 March 2018 and 5 April 2018. ➤ Laboratory analysis of soil vapour samples for a full suite of volatile contaminants of potential concern. ➤ Review of results in the context of current site conditions (slab on grade). ➤ Reporting and correspondence to the client and Auditor.
Soil remediation	<ul style="list-style-type: none"> ➤ Excavation and validation of lead 'hotspots' situated in the central and eastern portions of the site. ➤ Investigation of chemical and fuel odours in fill and natural soil (where relevant). ➤ Removal of underground infrastructure comprising drainage pits, two remote fill points, two triple interceptor traps and associated pipework. ➤ Collection of validation soil samples following removal of underground infrastructure. ➤ Laboratory analysis of validation soil samples for potential contaminants of concern, relative to the site. ➤ Supervision during offsite disposal of soil, as required for remediation. ➤ Review of remediation results to determine the success of remediation in the context of the proposed development and audit. ➤ Supervision during removal of rubbish (non-putrescible household/building waste) that had been dumped at the site. ➤ Reporting and correspondence to the client and Auditor.
Total cost (to date)	\$240,000

As detailed above, extensive remediation work is currently underway at the site with the aim achieving an auditor determined CUTEP, to demonstrate the suitability of the site for the proposed mixed high density residential and commercial landuse. While significant time and cost has been invested in the site to work towards completion of the environmental assessment, further works are still required to complete the Statutory Environmental Audit process.

3 Closure

If you have any questions in relation to information provided in this letter, please do not hesitate to contact myself or Paul Gruber on 9372 5688.

Yours sincerely,



Daniel Thirkell