

22<sup>nd</sup> November 2013

DL2591\_PJ0318

Mr Michael O'Brien  
Penrith Lakes Development Corporation  
89-151 Old Castlereagh Road,  
Castlereagh NSW 2749

**Re: Review of Land Use Suitability and Remedial Requirements for Cranebrook West Area of PLDC.**

DLA Environmental (DLA) was commissioned by Penrith Lakes Development Corporation (PLDC) to review the land use suitability for the Cranebrook West of the Penrith Lake Scheme and any remedial requirements necessary to be made suitable for the proposed residential land use.

The National Environment Protection (Assessment of Site Contamination) Amendment Measure (NEPM) 2013 is considered the most appropriate guideline for determination of land use suitability of the Site and to ensure PLDC is compliant with its obligations under SEPP 55 – Remediation of Land.

Cranebrook West comprises approximately 0.825 hectares and is made up of seven proposed allotments of land. The Cranebrook West land parcel is located at the edge of the former quarried lands. The land parcel is bound by residential development to the east, Castlereagh Road to the west and Farrell's Land to the north. The western edges of the allotments are encroached by the Castlereagh road embankment and contains engineered fill. (Coffey Report Landform Appraisal - Cranebrook West Land Parcel, Penrith Lakes Scheme 2013).

Refer to **Figure 1** – Cranebrook West Layout.

The review is based on the findings of the report titled Preliminary Site Contamination Assessment Title Transfer of Cranebrook Lake PLDC Scheme Area Castlereagh Road, Castlereagh NSW prepared by Coffey Environments in 2010 and the JBS Asbestos Assessment undertaken in 2011.

The results of the sampling and laboratory analysis carried out across the site by Coffey indicates that very low concentrations of petroleum hydrocarbons are present in soil at two isolated locations at the northern and southern ends of the site. Based on the findings of this Preliminary Site Contamination Assessment, Coffey Environments concluded that the site is suitable for use as public open space. The observed concentrations are significantly less than the NEPM, 2013 criteria and on this basis the Site would also meet the criteria for Residential A land use.

The JBS Asbestos Assessment undertaken in 2011 identified areas within Cranebrook West covered by imported mulch. The mulch was reported to contain various levels of contamination from bonded asbestos fragments and other foreign materials. PLDC developed the Off Specification Mulch Management Plan (OSMMP), which was accepted by the EPA, to deal with the contamination. Remedial works are currently ongoing with DLA Environmental supervising remedial works and conducting validation sampling. All identified contaminated areas that have been remediated to date have complied with the end land use. Validation reporting for all lands is undertaken in accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites, 1997 and reviewed by an independent EPA-Accredited Environmental Auditor, prior to dedication.

By adopting the NSW Site Auditor Scheme, PLDC is ensuring that appropriate processes are followed in order to arrive at the conclusion the land is suitable for its intended uses. DLA is confident that all AEC's have been identified as part of the various Site assessments and that the strategy to remediate these areas is appropriate in accordance with SEPP 55 – Remediation of Land.

DLA have completed several Site inspections and are confident that all Areas of Environmental Concern have been identified within the Cranebrook West area as part of the JBS Asbestos Assessment and the Coffey Preliminary Site Contamination Assessment and that the strategy to delineate and remediate these areas is appropriate in accordance with SEPP 55 – Remediation of Land to comply with the NEPM 2013 Residential A criteria.

Should you require further detail or wish to discuss the matter, please do not hesitate to contact our office.

Yours faithfully,  
DLA Environmental



David Lane  
Director

**Figure 1**

Cranebrook West Layout

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Title: Cranebrook Lake West Lot Disposal Layout

Scale Bar: 0 10 20 30 40 50 60 Metres

Projection: MGA Zone 56

Sheet Size: ISO A3

Print Scale: 1:1000

Drawing No: PLDC - 11542

Revision: C

Legend:

- RL 21.0 (100yr Flood Level)
- Quarry High Face
- Concrete Panel Fence - Noise Wall

Notes:

102 \ DP1143931 covers Lots 1-7

Rev	Date	Description	Designed By	Checked By	Approved By
C	26/05/2013	For Information - NOT FOR CONSTRUCTION	TPK	TPK	TPK
B	09/04/2013	For Information - NOT FOR CONSTRUCTION	TPK	TPK	TPK
A	14/02/2013	For Information - NOT FOR CONSTRUCTION	TPK	TPK	TPK

