

22nd November 2013

DL2591_PJ00317

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 the Escarpment Area of PLDC.

DLA Environmental (DLA) was commissioned by Penrith Lakes Development Corporation (PLDC) to review the land use suitability and any remedial requirements necessary for the Escarpment Area of the Penrith Lake Scheme to be considered 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.

The review is based on the findings of the report titled *Preliminary Site Contamination Assessment, Title Transfer of the Escarpment PLDC Scheme Area Castlereagh Road, Castlereagh NSW, prepared by Coffey Environments in 2011*. 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.

Refer to **Figure 1** – Escarpment Layout

The Escarpment comprises approximately 24 hectares of land bound by Castlereagh Road to the southwest and Church Lane to the northeast. No structures are present, with the exception of the concrete and cobble remains of a derelict house in the centre of the site. The north-eastern portion of the site is primarily open grass covered land, with mature trees (Eucalypts and Casuarina) present along the southern boundary. A narrow lake extends approximately 700m along the Castlereagh Road boundary ranging between approximately 20m to 60m width.

Results from the laboratory analysis of twenty one (21) soil samples by Coffey in 2011 indicated that all contaminants of potential concern in the soil across the site were less than the soil investigation levels with the exception of sample 7-B (0.0m) for lead 2,500mg/kg and sample 7-C which contained asbestos cement within surface soils (i.e. upper 200mm of the soil) in the immediate vicinity of the derelict dwelling.

Based the findings of the Coffey investigation it is recommended that some delineation of the extent of the identified contaminants be undertaken. It is likely that remediation will be required in this isolated area, which will require excavation and disposal of the contaminated material. DLA will carry out these works under instruction from PLDC, which will then be validated in accordance with NSW EPA Guidelines for Consultants Reporting on Contaminated Sites, 1997 and the requirements of the NSW EPA Guidelines for the NSW Site Auditor Scheme, second edition 2006.

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 Areas of Environmental Concern (AECs) have been identified as part of the Site assessment and that the strategy to remediate the area is appropriate in accordance with SEPP 55 – Remediation of Land.

DLA have completed a Site inspection and are confident that all AECs have been identified within the Escarpment area as part of the Coffey Site assessment and that the strategy to delineate and remediate these areas is appropriate in accordance with SEPP 55 – Remediation of Land. The site can be remediated to comply with the proposed Residential A land use.

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

The Escarpment Layout
