

25th February 2014

DL2591_PJ0356

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

Re: Lot 4 and DA5.2 Land Use Suitability Review, PLDC Scheme NSW.

DLA Environmental (DLA) was commissioned by Penrith Lakes Development Corporation (PLDC) to review the contamination status and proposed end uses relating to the proposed development. The proposed development seeks to subdivide Lot 4 into 141 lots and to construct roads and drainage to service the subdivided land.

The National Environment Protection (Assessment of Site Contamination) Amendment Measure (NEPM) (NEPC, 2013) is considered the most appropriate guideline for determination of land use suitability of the Site. As part of their engagement, DLA have reviewed the following documents to determine if PLDC is compliant with its obligations under SEPP 55 – Remediation of Land:

- Preliminary Contamination Assessment Penrith Lakes Scheme Cranebrook, NSW, Coffey 2001.
- Contamination Risk Management Plan, Penrith Lakes Scheme, Coffey Environments, 2006.
- Geophysical Survey of Penrith Lakes Site (Alpha Geosciences , August 2011)

Coffey identified a number of potential Areas of Environmental Concern (AEC's) in their Preliminary assessment during 2001. PLDC subsequently developed and implemented a Contamination Risk Management Plan that provides an approach to environmental assessment and validation of all of the lands within the Penrith Lakes Scheme, in

accordance with SEPP55 and other relevant legislation. Based on Site observations and findings of the Alpha Geosciences Salinity Report, DLA have undertaken additional works to assess AEC's not included in the Coffey report such as asphalt roads containing coal tars. All identified AEC's have been and continue to be progressively remediated since that time and have each been subject to validation prior to quarrying activity, landform rehabilitation and/or land dedication.

All identified contaminated areas that have been remediated to date have complied with the end land use upon completion of works. In the case of Lot 4, the end land use is shown on the structure plan as a future urban area and DLA is engaged therefore, to ensure that future remedial works will achieve compliance with NEPC, 2013 and SEPP-55. 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. Some validation reporting is complete for Lot 4 and it is planned to complete all validation reporting by June 2014.

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, including future urban areas. 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.

It can be concluded that lands within Lot 4 are suitably remediated under the NSW Site Audit Scheme to comply with NEPC, 2013 and SEPP-55 Guidelines. Should you require further detail or wish to discuss the matter, please do not hesitate to contact our office.

Yours faithfully,

DAVID LANE ASSOCIATES



David Lane
Director