

9 July 2021
Ref. E24724.E09.1_Rev3

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Re: Response to The Hills Shire Council Concept Approval (C24) regarding Site Investigation at Doran Drive Precinct, 2 Mandala Parade, Castle Hill NSW

At the request of Joelle Khnouf of Deicorp Projects Showground Pty Ltd ('the client'), EI Australia (EI) is pleased to provide the following Response to The Hills Shire Council Concept Approval (C24) regarding the Site Investigation at Doran Drive Precinct, 2 Mandala Parade, Castle Hill NSW ('the site').

EI was informed that the Council's concept approval (C24) advised that the site redevelopment should comply with the recommendations listed in the *Soil and Contamination Report* prepared by JBS&G (Ref. 54813/125497 (Rev1), dated 29 October 2019). The JBS&G (2019) report identified that significant ground disturbance occurred at the Doran Drive Precinct as a result of Metro North West activities and concluded that further contamination assessment was required.

In accordance with the recommendation JBS&G (2019), EI completed a *Detailed Site Investigation* (DSI) (Ref. E24724.E02_Rev2, dated 9 July 2021) for the site to investigate the degree of any potential contamination by means of intrusive sampling and laboratory analysis for relevant contaminants of concern. The key findings of the DSI (EI, 2021) was summarised as follows:

- Soil investigation was conducted at 19 locations across the site. Laboratory results reported concentrations below the most conservative human health and ecological based SILs;
- Four groundwater monitoring wells were installed on the site. Concentrations of PAHs, BTEX, TRHs and VOCs were reported below the adopted criteria; concentrations of heavy metals (chromium, copper, lead, nickel and zinc) exceeded the adopted freshwater criteria. However, the detected concentrations were considered to represent background conditions and were not considered to present a cause for human health and environmental concern.

Based on the findings of the EI (2021) DSI, EI consider that the site is suitable for the proposed mixed commercial and residential development, subject to the implementation of recommendations outlined below:

- Any fill or natural soil materials that are required to be removed from site (including virgin excavated natural materials or VENM) as part of any excavation and foundation works are to be classified for off-site disposal in accordance the EPA (2014) *Waste Classification Guidelines* and *Protection of the Environmental Operations (Waste) Regulations* (2014); and
- Any material imported to the site should be validated as suitable for the intended use in accordance with EPA guidelines.

Should you require anything further, please do not hesitate to contact the undersigned.

For and on behalf of
EI AUSTRALIA



BEN AGGAR
Environmental Engineer – Project Coordinator