

Friday, 23 August 2013

DL3144_S000775

Mr Jason Shepherd
CIP Pty Ltd
Suite 59
Jones Bay Wharf
26-32 Tirrama Road
Pyrmont
NSW 2009

Dear Sir,

Re: Land Use Suitability – TNT Transport Terminal - Lot 201 DP1133028 Lockwood Road Erskine Park, NSW.

DLA Environmental was commissioned by Commercial and Industrial Property Pty Ltd (CIP) to undertake a review of the present land use suitability of the Site identified as *Lot 201 DP1133028, located on Lockwood Road Erskine Park NSW*. Refer to **Figure 1 – Site Location**

It is proposed to develop the Site into a Freight Transport Facility consistent with the Industrial/Commercial nature of surrounding land use.

The review considers the proposed development in the context of Clause 7 within State Environmental Planning Policy (SEPP) 55 – Remediation of Land and the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 as Amended 2013.

DLA Environmental has previously had a long involvement with the development of the Lenore Lane Erskine Park development area and more specifically since 2008 on the subject Site. DLA Environmental conducted a soil supplemented Phase 1 Environmental Assessment titled *Preliminary Environmental Assessment Phase 1 Erskine Park Estate Erskine Park NSW 2759 Lot 22 and 23 DP 1098147* dated March 2008.

The *Preliminary Environmental Assessment* undertaken by DLA Environmental collected and analysed fifteen (15) soil samples from an area identified as Pad 4, 5, 5B, 7, 8 and 9. The subject area is

identified in the Report as Pad 7 now identified as *Lot 201 DP1133028 (Area D in Figure 1)*. Analysis included volatile and semi-volatile hydrocarbons, pesticides, PCB's, heavy metals and asbestos.

All potential chemical contaminants complied with the NEPM, 1999 – Residential A Health Investigation Levels (HIL's), which are the most sensitive land use criteria. A review of the analysis data collected confirms compliance with the recently amended NEPM 2013 Table 1A (1) Column 1 Residential A – Residential with Garden Accessible Soils. Compliance with Residential A confirms overall compliance with the less sensitive Industrial/Commercial D land use criteria.

During the preparation of the Phase 1 Preliminary Environmental Assessment a review of past historical geotechnical and historical reports was undertaken, including:

- Geotechnical Investigation – CSR Lands Master Plan DA Erskine Park (December 2003) prepared by Douglas Partners;
- Phase 1 Environmental Site Assessment – Erskine Park Estate Lot 93 DP 838541, 562 – 568 Mamre Rd Erskine Park (June 2004) prepared by HLA-Envirosciences, and;
- Addendum to Phase 1 ESA – Proposed Development Application for Subdivision and Site Works at Erskine Park (July 2004) prepared by HLA-Envirosciences.

The conclusions from these reports and assessments were confirmed by DLA in most recent 2008 environmental assessments.

During the environmental assessments of *Lot 201 DP1133028 (Pad 7 or Area D)* DLA Environmental were involved in the cut to fill civil works conducted on the Site. No imported materials were introduced to the Site for the establishment of the existing final surface levels.

A recently conducted inspection of the Site found the Site to be in the same condition as when assessed in 2008 apart from the presence of more vegetation.

In summary, the site is considered suitable for its intended land use and requires no remedial actions to be undertaken and can be developed in its current state without risk to human health or the environment. The Site identified as *Lot 201 DP1133028*, located on Lockwood Road Erskine Park NSW (Site D), complies with the most sensitive HIL's, being Residential A – *Residential with accessible soils*, in accordance with NEPM, 1999 and as such complies with the NEPM as amended 2013 – Industrial/Commercial land use criteria.

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

Yours faithfully,

DAVID LANE ASSOCIATES

A handwritten signature in black ink, appearing to read 'DLA', positioned below the company name.

David Lane
Director

Figure 1

Site Location



Sydney
Unit 2B/30 Leighton Place
Hornsby NSW 2077
Tel: 02-94761765
Fax: 02-94761557

Maitland
42B Church Street
Maitland NSW 2335
Tel: 02-49330001

Title:
Site Location – Area D Lot 201
DP1133028 Lockwood Road Erskine Park

Figure:

1

Project no.:

DL3144

Date:

31.07.2013

Revision:

0