



DOC21/126551-1

Ania Dorocinska
Planning and Assessment Division
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124
Email: ania.dorocinska@planning.nsw.gov.au

Further Advice Request - Woolworths Warehouse and Distribution Centre (SSD10470)

Dear Ms. Dorocinska

Thank you for the further request for advice regarding the Public Authority Consultation (PAE-13909462) and Response to Submissions (RtS) for the proposed Woolworths Warehouse and Distribution Centre (SSD10470) at 11 and 13 Percy Street, Auburn.

On 7 December 2020, the NSW Environment Protection Authority (EPA), recommended proposed conditions for the development relating to the management of contamination. These conditions are still relevant, noting the following:

- A Remedial Action Plan (RAP) has now been prepared;
- A NSW EPA accredited Site Auditor has now been appointed;
- The RAP has now been reviewed by the Site Auditor and an Interim Audit Advice has been issued.

The EPA notes the following conditions reproduced below from our letter (DOC20/875053-9) are still recommended:

a. Submission of Reports

- **Submission of a Validation Report** for the site on completion of remediation works to confirm that the objectives stated in the RAP have been achieved, including whether the site is suitable for the proposed use. This should be submitted prior to the commencement of redevelopment works.
- **Preparation and implementation of an Environmental Management Plan (EMP)** for the site that documents mitigation measures and/or monitoring requirements, where full clean-up is not feasible, or on-site containment of the contamination is proposed.

b. Reporting Requirements

- All reports must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the CLM Act.
- The reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.

Phone 131 555
Phone +61 2 9995 5555
(from outside NSW)

TTY 133 677
ABN 43 692 285 758

Locked Bag 5022
Parramatta
NSW 2124 Australia

4 Parramatta Square
12 Darcy St, Parramatta
NSW 2150 Australia

info@epa.nsw.gov.au
www.epa.nsw.gov.au

c. NSW EPA Accredited Site Auditor

- The applicant must engage an NSW EPA Accredited Site Auditor to provide a statutory audit to the Certifying Authority on the suitability of the site for the proposed land use. The applicant must obtain:
 - (i) Interim Audit Advice on the appropriateness of the RAP (*now complete, subject to the Site Auditors conditions*);
 - (ii) Interim Audit Advice on all subsequent reports submitted (*pending*); and
 - (iii) Section A2 Site Audit Statement accompanied by an Environmental Management Plan. The Site Audit Report and Site Audit Statement must be submitted to the Certifying Authority (Planning Secretary and relevant Council) for information no later than one month before the commencement of operation (*pending*).
- The development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.

As a separate matter, the site was notified under section 60 of the *Contaminated Land Management Act 1997* (CLM Act) on 22 April 2020. The EPA's assessment remains ongoing and is subject to the receipt of a pending report on additional investigation works at the site. The EPA will continue to manage this assessment in parallel to the development proposal but separately under the CLM Act.

If you have any questions about this letter, please contact Hamish Campbell on 9995 6729 or via email at hamish.campbell@epa.nsw.gov.au.

Yours sincerely



24 February 2021

ERIN BARKER
Manager Regulatory Operations Metropolitan West
Environment Protection Authority