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Mr Joe Strati Urban Property Group Level 10, 11-15 Deane Street, **BURWOOD NSW 2134** 

## RE: Environmental Site Status, 614-632 High Street, Penrith, NSW

El Australia (El) is pleased to provide this letter on the environmental status of 614-632 High Street, Penrith, NSW (the Site), which is proposed for redevelopment. The Site is identified as Lot 10 in DP 1162271.

A Detailed Site Investigation (DSI) report was previously prepared by Benviron Group (Benviron) in a report titled "Detailed Site Investigation (DSI), 614-632 High Street, Penrith, NSW" (Benviron Reference E638, dated 16 December 2019) to assess the likelihood of potential site contamination. Based on the results of their investigation, two underground storage tanks (USTs; each 3000 gallons) were installed in 1958, although both were removed in 1996 however no validation assessment are known to exist. Benviron concluded that the site required remediation in order to render the site suitable for the proposed (high density residential) development. In addition to additional (fill) soil sampling and testing for asbestos, it was recommended that "an up to date assessment of groundwater be completed, including the analysis of TRH, phenols, VOC and the installation of at least three monitoring wells to determine an inferred flow direction".

In order to close out the data gap, EI further investigations in a report titled "*Additional Groundwater Investigation;* 614-632 High Street, Penrith NSW" (EI Report E24300.E03\_Rev0, dated 30 January 2020). Groundwater was encountered at depths of between 5.78m Below Ground Level (BGL) and 5.5m BGL, with the inferred hydraulic gradient being in a westerly direction. Based on sampling and analysis of groundwater during the additional assessment, EI concluded that the local groundwater presented a low human health and environmental risk.

Following on from the findings of the Benviron (2019) DSI, a Remediation Action Plan (RAP) was prepared by EI in a report titled "*Remediation Action Plan, 614-632 High Street, Penrith, NSW*" (EI Report E24300.E06\_Rev02 dated 21 April 2021). It should be noted that the RAP was further updated to incorporate revised development plans to incorporate a basement car park (EI Report E24300.E06\_Rev03 dated 18 May 2022). The revised development plans have no impact on the remediation required. The RAP was prepared to focus on identifying the former tank pits, remediation of any impacted soils and to provide contingency measures that will deal with unexpected finds, should they be encountered during the proposed redevelopment.

The sequence, or stages, of the recommended remediation works will be:

- Site establishment;
- Demolition of structures (hardstands), followed by site walkover inspection;
- Additional assessment (including Ground Penetrating Radar, test pitting and further groundwater monitoring);
- Waste management; and
- Validation reporting.

El considers that the site can be made suitable for the proposed mixed (high density) residential / commercial land use, assuming the provisions outlined in the RAP are adhered to.

Should you require any further information regarding the above please do not hesitate to contact the undersigned.

For and on behalf of **EI AUSTRALIA** 



TONY GUIRGUIS Senior Engineer

