



Our reference: SF13/4929

David Smedley
Statewide Planning Pty Limited
Level 2
7 Charles Street
PARRAMATTA NSW 2150

Dear Mr Smedley,

**Proposed Remediation Works for the Western Portion of the Former James Hardie Site
181 James Ruse Drive, Camellia**

Thank you for providing the Remedial Action Plan (RAP) dated 5 September 2013 and the Site Audit Statement (SAS) and accompanying Site Audit Report (SAR) prepared by Mr Rod Harwood dated 30 September 2013 for the Western Portion of the Former James Hardie Site at 181 James Ruse Drive, Camellia (the site).

As you are aware, the site is subject to a Public Positive Covenant (Notice. AA746178PC) registered on 6 July 2004 under section 88E(3) of the *Conveyancing Act 1919* and section 29 of the *Contaminated Land Management Act 1997* (CLM Act). Under the terms of the Public Positive Covenant, the Environment Protection Authority (EPA) needs to be satisfied that any proposed works involving the disturbance of the site's existing surface will not pose a risk to human health and/or the environment.

The EPA understands that Statewide Planning Pty Ltd (Statewide) proposes to undertake remediation works which will involve the disturbance of the site's surface to make the site suitable for a mixed land development comprising of commercial and residential apartments. On 3 December 2013, the NSW Department of Planning and Infrastructure issued Director General Requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the site as part of the planning process. The DGRs detailed the assessments and documents required to address the key planning and environmental issues relating to the site. One component of the DGRs required the preparation of a RAP which needed to be approved by the EPA and determined to be appropriate by a site auditor accredited under the CLM Act.

On 30 September 2013, Mr Rod Harwood issued a Site Audit Statement (SAS) and Site Audit Report (SAR) concluding *"that if the RAP is followed, the site can be made suitable for mixed use retail (commercial/industrial) and residential land use with minimal access to soils including high rise apartments and flats"*. In determining the appropriateness of the RAP, the site auditor concluded he was satisfied *"adequate thought and rigour has been incorporated into the RAP and the risks associated with the proposed remedial works have been addressed"*.

Based on the review of the RAP and SAS/SAR, the EPA provides *'in principle'* support for the RAP. However, please note that no approval has been granted to disturb the site's surface; this approval will be subject to the outcome of the planning process.

The EPA intends to provide detailed comment on the RAP as part of the planning process; these comments may potentially form conditions of approval as part of the planning consent and the *Environment Operations Act 1997* environmental protection licence conditions.

If you have any queries about the matters discussed in this letter please contact Melissa Prochazka on (02) 9995 5612.

Yours sincerely



28 October 2013

ERWIN BENKER
Acting Manager Contaminated Sites
Environment Protection Authority

cc.
Rod Harwood (Site Auditor)
Sue Weatherley of Parramatta City Council