

Our reference: EF13/10142, DOC15/71486-01
Contact: Laura Ansted (02) 9995 6812

Mr Robert Cologna
Manager Land Use Planning
Parramatta City Council
PO BOX 32
PARRAMATTA NSW 2124

Dear Mr Cologna

I refer to Parramatta City Council's letters, dated 29 January 2015 and 2 March 2015, in relation to the planning proposal to rezone the land at 181 James Ruse Drive, Camellia to permit residential and retail/commercial land uses and provide an area of land adjacent to the river as public open space (your ref: RZ/5/2012).

In relation to the above proposal and your letters, the Environment Protection Authority (EPA) can provide the following comments:

1. The EPA is satisfied that the land can be remediated and made suitable for the proposed uses, subject to a revised Remedial Action Plan (RAP) being prepared that reflects the current proposed remediation strategy and is accompanied by a revised Site Audit Report and Site Audit Statement Part B, prepared by a Site Auditor accredited under the *Contaminated Land Management Act 1997*, certifying that the land can be made suitable for the proposed uses by implementing the revised Remedial Action Plan.
2. The EPA fully supports Council's proposal to include a site specific local clause provision to require the land to be remediated to ensure site use suitability prior to development consent being granted.
3. The EPA considers the remediation of the foreshore intrinsically linked with the site remediation proposed under DA/750/2013, and the land uses proposed by rezoning. The foreshore remediation would be subject to the current proposed remediation strategy (i.e. RAP) being accompanied by a Site Audit Report and Site Audit Statement Section B, prepared by a Site Auditor accredited under the *Contaminated Land Management Act 1997*, certifying that the land can be made suitable for the proposed uses by implementing the revised RAP. The EPA therefore fully supports Council's proposal to include a provision to require remediation of the foreshore.
4. The EPA recommends that any site specific clause preventing development above and within seven (7) metres of the contamination containment cells is consistent with the site's RAP and audited by the Site Auditor, accredited under the *Contaminated Land Management Act 1997*.

Should you have any queries regarding this letter, please contact Laura Ansted on (02) 9995 6812.

Yours sincerely



28/3/2015

GREG SHEEHY
Manager - Sydney Industry
Environment Protection Authority