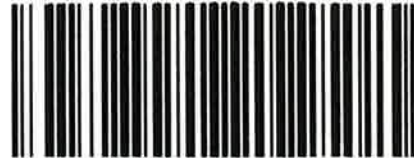




**Environment,
Climate Change
& Water**



PCU017274

Your reference: MP10_0154
Our reference: DOC10/51056
Contact: Matthew Hart, (02) 9995 5707

Mr Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Department of Planning
Received

1 DEC 2010

Scanning Room

Dear Mr Woodland

Re: Residential Development Hilly Street, Mortlake – MP10_0154

I refer to your letter of 9 November 2010 requesting key issues and environmental assessment requirements for potential inclusion in the Department of Planning's Director General's Requirements (DGRs) for the proposed residential development at Hilly Street, Mortlake.

We note that a range of industrial activities have been conducted at the proposed redevelopment site and that some contamination investigations have been carried out at 16-30 Bennett Street, 1 Northcote Street, 8 Hilly Street, and 14-22 Hilly Street, Mortlake. In this context, we recommend the following potential DGRs:

- The proponent is to engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* (CLM Act) to review the investigations conducted to date and prepare a site audit statement commenting on the adequacy of the investigations. The proponent is to engage a suitably qualified and experienced consultant to conduct any additional investigations identified through the audit process that are deemed necessary to adequately characterise the nature and extent of contamination in soil and groundwater and the risks to human health or the environment posed by the contamination.
- Following any additional investigations and development of remediation plans, the proponent is to engage a Site Auditor accredited under the CLM Act to prepare a site audit statement commenting on whether the site can be made suitable provided auditor-approved remediation or management plans are implemented. Following remediation and validation works, a site audit statement should also be issued by an accredited Site Auditor commenting on the suitability of the site for the proposed use.
- Investigations and remediation works must be conducted and reported in accordance with relevant guidance, including the Environment Protection Authority publication titled *Guidelines for Consultants Reporting on Contaminated Sites*, September 2000.

If you have any queries regarding the matters discussed in this letter please contact Matthew Hart on (02) 9995 5707.

Yours sincerely

A handwritten signature in blue ink that reads "Lamberton" followed by the date "25/11/10".

CRAIG LAMBERTON
Director Specialised Regulation
Environment Protection and Regulation



Environment,
Climate Change
& Water



Your reference: MP10_0154
Our reference: DOC11/46112
Contact: Matthew James, (02) 9995 5707

Mr John Phillpott
Contact Officer
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Department of Planning
Received
30 NOV 2011
Scanning Room

Dear Mr Philpot,

**Submission of Advice on Recommended Conditions of Approval for the Residential
Redevelopment, Mortlake – MP10_0154**

The Office of Environment and Heritage (OEH) submits the following advice on recommended conditions of approval for the residential redevelopment at Mortlake. The recommendations are consistent with our previous correspondence to the Department of Planning on 25th November 2010.

We note that a range of industrial activities have been conducted at the proposed redevelopment site and that some contamination investigations have been carried out at 16-30 Bennett Street, 1 Northcote Street, 8 Hilly Street, and 14-22 Hilly Street, Mortlake. In this context, we recommended three potential Director General Recommendations for the Environmental Assessment.

Our review of the Environmental Assessment (EA) presented for the Mortlake Concept Plan concludes that:

- The proponent has not engaged a Site Auditor accredited under the *Contaminated Land Management Act 1997* to review the investigations conducted to date including the Aargus Environmental Site Assessment reports presented in the EA.
- It is unclear from the EA reports when an NSW EPA accredited Auditor is to be engaged for the project. No commitment to the engagement of an Auditor has been documented by the consultant or expressed by the proponent.


We recommend the following conditions of approval:

- The proponent is to engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* (CLM Act) to review the investigations conducted to date and prepare a site audit statement commenting on the adequacy of the investigations. The proponent is to engage a suitably qualified and experienced consultant to conduct any additional investigations identified through the audit process that are deemed necessary to adequately characterise the nature and extent of contamination in soil and groundwater and the risks to human health or the environment posed by the contamination.

- Following any additional investigations and development of remediation plans, the proponent is to engage a Site Auditor accredited under the CLM Act to prepare a site audit statement commenting on whether the site can be made suitable. Following remediation and validation works, a site audit statement should also be issued by an accredited Site Auditor commenting on the suitability of the site for the proposed use.
- Investigations and remediation works must be conducted and reported in accordance with relevant guidance, including the Environment Protection Authority publication titled *Guidelines for Consultants Reporting on Contaminated Sites*, September 2000.

If you have any queries regarding the matters discussed in this letter please contact Matthew James on (02) 9995 5707.

Yours sincerely

Handwritten signature of Niall Johnson, dated 24/11/11.

Niall Johnson
Manager Contaminated Sites
Environment Protection and Regulation