



Our ref: PS102402-LTR-CLM Rev002.docx

16 August 2018

Geoff Hill
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Dear Geoff

Response to Sutherland Shire Council comments on Development Referral No. DN18/0016 (SSD8662) regarding contaminated land

We have reviewed the comments provided by Sutherland Shire Council in the letter dated 12 July 2018 regarding Development Referral No. DN18/0016 (SSD8662) for the development of the Dicker Data warehouse and distribution centre. We reviewed the comments in section 1 of the letter, relating to contaminated land.

Many of the Council's concerns are addressed in the WSP report entitled *Environmental Site Assessment, 238-258 Captain Cook Drive, Kurnell, NSW Draft April 2018*. We understand this report has not yet been finalised and supplied to the site auditor. In our opinion, the report addresses the 6 conditions in the site auditor's interim advice dated 14 December 2017. These 6 conditions are outlined below:

- 1. Groundwater flow direction must be confirmed as part of the proposed additional works** – this task has been completed and documented in the ESA report.
- 2. The RAP should be reviewed following the completion of the data gap investigation to confirm it is still appropriate or whether it requires amendment based on the new findings** – this will be completed and can be made a condition of consent.
- 3. Given the shallow groundwater and proximity of ecological receptors, soil validation criteria must be protective of underlying groundwater, such that residual soil conditions do not leach at unacceptable concentrations resulting in groundwater contamination into the future** – this was taken into consideration during the site investigation and is documented in the ESA report.
- 4. Any material imported to site must be certified as VENM or ENM (or other materials) as per the requirements of the resource recovery exemptions** – this can be made a condition of development consent.
- 5. Any risk assessment prepared for the site must be provided to the Site Auditor for review and endorsement** – this can be made a condition of development consent.
- 6. For any contamination remaining onsite under a 'cap and containment' strategy, a Long Term Environmental Management Plan (LT EMP) must be required. The EMP will need to be**

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appropriate for the contamination remaining, will need to be made legally enforceable and will require public notification. The LT EMP will require review and endorsement by a Site Auditor – an LT EMP has been prepared for the site, endorsement of this document by the site auditor can be made a condition of consent.

The assessment program undertaken by WSP in January to February 2018 did not identify contaminants of concern, other than asbestos, in soil or groundwater above adopted health criteria. As such, the only contaminant of concern in soil that requires remediation or management is asbestos containing materials in near surface soils and demolition materials. We suggest an addendum to the RAP be prepared incorporating the findings from the environmental site assessment (ESA) and the updated strategy for addressing asbestos in soils. To progress the planning process, we suggest that site auditor endorsement of the ESA report, RAP addendum and long term environmental management plan be a condition of development consent.

Our response to the specific comments from Council, and suggestions to meet Council's requirements are outlined below:

Section 1.1 Remedial Action Plan (RAP)

The NSW EPA accredited site auditor will review revision 4 of the RAP and provide an updated interim advice (IA). The 6 conditions within the interim advice will not change.

A RAP addendum and environmental management plan (EMP) will be provided to meet the conditions within the interim advice. We suggest site auditor endorsement of these documents can be made a condition of consent.

Section 1.2 Proposed remedial approach

A RAP addendum will be prepared and endorsed by the auditor. We suggest site auditor endorsement of these documents can be made a condition of consent.

Section 1.3 Asbestos impacts material containment

The RAP addendum and EMP will address the remediation strategy for asbestos in soil and demolition materials and the controls for ongoing management of contained impacted material. We suggest completion and endorsement of these documents by the site auditor can be a condition of consent.

Section 1.4 Potential re-use of hazardous material

Waste classification and re-use of on-site materials will include assessment for asbestos. The requirement for an occupational hygienist to verify materials for re-use are free of asbestos can be incorporated into the construction environmental management plan for the site. This can be a condition of consent.

Section 2. Acid sulfate soils

We understand this is to be addressed by the geotechnical engineer

CLOSING

The Councils recommendations will be addressed through completion of the RAP addendum and EMP. We consider these can be conditions of consent for the development rather than provided prior to designation. Please contact me if you wish to discuss further.

Yours sincerely



Louise Walkden
Principal Environmental Scientist, Contaminated
Land Management