

NSW Site Auditor Scheme

SITE AUDIT STATEMENT



A site audit statement summarises the findings of a site audit. For full details of the site auditor's findings, evaluations and conclusions, refer to the associated site audit report.

This form was approved under the Contaminated Land Management Act 1997 on 21 February 2005. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. GN 401-1A

This site audit is a **statutory audit**/~~non-statutory audit~~* within the meaning of the *Contaminated Land Management Act 1997*.

Site auditor details (as accredited under the *Contaminated Land Management Act 1997*)

Name: Graeme Nyland Company: ENVIRON Australia Pty Ltd

Address: Level 3, 100 Pacific Highway (PO Box 560)

North Sydney NSW

Postcode: 2060

Phone: 02 9954 8100

Fax: 02 9954 8150

Site details

Address: Cosgrove Road, Enfield, NSW

Postcode: 2136

Property description (*attach a list if several properties are included in the site audit*)

Part Lot 2 DP 1006861 and Part Lot 14 DP 1007302 (Boundary coordinates shown on Attachment 1 at the end of Part 1 of this statement)

Local Government Area: Strathfield Local Government Area

Area of site (e.g. hectares): 13,522 m²

Current zoning: Special Uses – 5b (Railways)

To the best of my knowledge, the site **is/is not*** the subject of a declaration, order, agreement or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*.

Declaration/Order/Agreement/Notice* no(s): N/A

* *Strike out as appropriate*

Site audit commissioned by

Name: Christa Sams Company: Sydney Ports Corporation

Address: Level 8, 207 Kent Street, Sydney, NSW 2008

Postcode: 2008

Phone: 9296 4999

Fax: 9296 4742

Name and phone number of contact person (if different from above)

Bruce Royds 9296 4999

Purpose of site audit

~~A. To determine land use suitability (please specify intended use[s])~~

OR

~~B(i) To determine the nature and extent of contamination, and/or~~

~~B(ii) To determine the appropriateness of an **investigation/remedial action/management plan***, and/or~~

B(iii) To determine if the land can be made suitable for a particular use or uses by implementation of a specified remedial action plan/~~management plan*~~ (please specify intended use[s])

Railway

Information sources for site audit

Consultancy(ies) which conducted the site investigation(s) and/or remediation

- Coffey Environments Pty Ltd (Coffey).

Title(s) of report(s) reviewed:

- 'Interim Limited Remediation Action Plan for Separable Portion 1 Intermodal Logistics Centre @ Enfield' dated 12 January 2009 by Coffey.
- 'Interim Limited Remediation Action Plan for Separable Portion 1 Intermodal Logistics Centre @ Enfield' dated 29 January 2009 by Coffey (RAP).
- 'Interim Soil Contamination Site Management Plan Separable Portion 1 – Railway Track Construction Intermodal Logistics Centre @ Enfield' dated 5 February 2009 by Coffey (SMP).

Other information reviewed (including previous site audit reports and statements relating to the site)

- 'Summary Site Audit Report, Enfield Marshalling Yard' and Site Audit Statement GN 9, dated 20 September 1999.
- 'Site Audit Report, Delec Depot, Enfield' and Site Audit Statement GN34 dated January 2002.

Site audit report

Title: Site Audit Report – Remediation Action Plan, Separable Portion 1 Intermodal Logistics Centre @ Enfield

Report no. GN 401-1A (Environ Ref: AS120873)

Date: February 2009

* **Strike out as appropriate**

SEPARABLE PORTION 2 AND SEPARABLE PORTION 3 CO-ORDINATES

| CP | EASTING | NORTHING |
|------|-----------|------------|
| CP40 | 321877.83 | 624774.50 |
| CP41 | 321882.57 | 624766.54 |
| CP42 | 321986.48 | 6247478.10 |
| CP43 | 322201.72 | 6246853.33 |
| CP44 | 322176.56 | 6246843.20 |
| CP45 | 322250.86 | 6246747.92 |
| CP46 | 322277.33 | 6246757.93 |
| CP47 | 322336.40 | 6246805.17 |
| CP48 | 322340.02 | 6246857.87 |
| CP49 | 322333.88 | 6246858.88 |
| CP50 | 322333.88 | 6246858.88 |
| CP67 | 321744.19 | 6247246.04 |
| CP68 | 322047.22 | 6247352.16 |
| CP69 | 321947.86 | 6247301.96 |
| CP70 | 322075.06 | 6247127.05 |
| CP71 | 322282.91 | 6246879.39 |
| CP72 | 322275.32 | 6246874.75 |
| CP73 | 322301.87 | 6246831.25 |
| CP74 | 322354.52 | 6246850.22 |
| CP75 | 322246.22 | 6246854.46 |
| CP76 | 322271.55 | 6246853.02 |

SEPARABLE PORTION 5 CO-ORDINATES

| CP | EASTING | NORTHING |
|------|-----------|------------|
| CP93 | 321808.48 | 6247765.60 |
| CP94 | 321790.18 | 6247824.17 |
| CP95 | 321798.42 | 6247832.87 |
| CP96 | 321907.07 | 6247589.30 |
| CP97 | 321880.30 | 6247586.42 |

SEPARABLE PORTION 4 CO-ORDINATES

| CP | EASTING | NORTHING |
|-------|-----------|------------|
| CP98 | 321897.85 | 6247566.06 |
| CP99 | 321883.85 | 6247539.85 |
| CP100 | 321903.03 | 6247483.56 |
| CP101 | 321832.56 | 6247406.04 |
| CP102 | 321967.02 | 6247320.18 |
| CP103 | 321978.83 | 6247312.26 |
| CP104 | 322053.73 | 6247335.55 |
| CP105 | 322007.14 | 6247261.59 |
| CP106 | 322103.35 | 6247141.00 |
| CP107 | 321653.15 | 6248091.63 |
| CP108 | 321584.39 | 6247871.85 |
| CP109 | 321562.19 | 6247843.60 |
| CP110 | 321638.65 | 6247738.50 |
| CP111 | 321638.94 | 6247751.34 |
| CP112 | 321692.71 | 6247710.23 |
| CP113 | 321774.77 | 6247661.95 |
| CP114 | 321801.71 | 6247677.95 |
| CP115 | 321740.50 | 6247807.79 |
| CP116 | 321701.43 | 6247813.60 |
| CP117 | 321714.24 | 6247820.13 |
| CP118 | 321727.91 | 6247840.96 |
| CP119 | 321715.93 | 6247846.20 |
| CP120 | 321746.63 | 6247848.97 |

SEPARABLE PORTION 2 AND SEPARABLE PORTION 3 CO-ORDINATES

| CP | EASTING | NORTHING |
|------|-----------|------------|
| CP1 | 322244.86 | 6246463.30 |
| CP2 | 322218.97 | 6246511.72 |
| CP3 | 32165.85 | 6246858.54 |
| CP4 | 322124.33 | 6246926.39 |
| CP5 | 322105.03 | 6246949.55 |
| CP6 | 322078.17 | 6246681.84 |
| CP7 | 322062.07 | 6246700.00 |
| CP8 | 322007.36 | 6246750.43 |
| CP9 | 321954.21 | 6246825.93 |
| CP10 | 321821.33 | 6247698.31 |
| CP11 | 321471.85 | 6247815.33 |
| CP12 | 321390.60 | 6248047.66 |
| CP13 | 321380.78 | 6248093.95 |
| CP14 | 321376.51 | 6248121.21 |
| CP15 | 321937.59 | 6248155.00 |
| CP16 | 321947.89 | 6248280.14 |
| CP17 | 321944.13 | 6248314.63 |
| CP18 | 321342.24 | 6248451.69 |
| CP19 | 321363.38 | 6248451.10 |
| CP20 | 321371.07 | 6248552.72 |
| CP21 | 321387.73 | 6248628.66 |
| CP22 | 321423.64 | 6248629.95 |
| CP23 | 321424.79 | 6248609.95 |
| CP24 | 321422.96 | 6248690.06 |
| CP25 | 321416.98 | 6248550.18 |
| CP26 | 321420.88 | 6248510.20 |
| CP27 | 321425.58 | 6248470.49 |
| CP28 | 321428.81 | 6248450.94 |

SEPARABLE PORTION 1 CO-ORDINATES

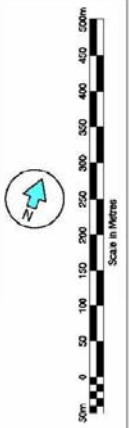
| CP | EASTING | NORTHING |
|------|-----------|------------|
| CP51 | 321718.33 | 6247884.34 |
| CP52 | 321678.91 | 6247957.76 |
| CP53 | 321778.35 | 6247880.10 |
| CP54 | 321542.78 | 6248102.85 |
| CP55 | 321620.78 | 6248134.88 |
| CP56 | 321491.50 | 6248198.96 |
| CP57 | 321491.50 | 6248198.96 |
| CP58 | 321433.65 | 6248360.72 |
| CP59 | 321450.47 | 6248367.23 |
| CP60 | 321508.04 | 6248204.35 |
| CP61 | 321519.57 | 6248178.69 |
| CP62 | 321529.04 | 6248156.75 |
| CP63 | 321552.09 | 6248120.38 |
| CP64 | 321575.05 | 6248092.98 |
| CP65 | 321689.20 | 6247972.92 |
| CP66 | 321713.75 | 6247921.48 |



| CP | EASTING | NORTHING | CP | EASTING | NORTHING |
|------|-----------|------------|------|-----------|------------|
| CP77 | 322077.26 | 6248288.45 | CP83 | 322072.76 | 6248380.93 |
| CP78 | 322065.41 | 6248307.18 | CP84 | 322066.17 | 6248367.59 |
| CP79 | 322075.70 | 6248348.12 | CP85 | 322084.28 | 6248371.32 |
| CP80 | 322057.55 | 6248338.38 | CP86 | 322080.86 | 6248384.86 |
| CP81 | 322068.02 | 6248359.87 | CP87 | 322069.73 | 6248357.02 |
| CP82 | 322008.59 | 6248455.02 | CP88 | 322054.57 | 6248351.13 |
| CP83 | 322018.64 | 6248480.84 | CP89 | 322047.67 | 6248358.88 |
| CP84 | 322050.08 | 6248385.68 | CP92 | 322082.84 | 6248374.77 |

PLAN LIMITATION STATEMENT
 This plan has been prepared for the use of the Client and is not to be used for any other purpose without the written consent of the Engineer. The Engineer is not responsible for any errors or omissions in this plan and shall not be liable for any loss or damage arising from its use. The Client is responsible for the accuracy of the information provided to the Engineer and for the accuracy of the plan. This plan is an integral part of the contract documents. NOTE: CONSULT SUBMITTALS TO BUILDING DEPARTMENT

SPC Boundary



ENFIELD
 D&R WORKS STAGING PLAN
 WITH SITE CO-ORDINATES
 DRAFTED BY: A.K.L.B., J.T.
 DATE: 26/11/2008
 PLAN SCALE: AS PER SCALE BAR
 DRAWING NO: SEDP080B

PART II: Auditor’s findings

Please complete either Section A or Section B, **not** both. *(Strike out the irrelevant section.)*

Use Section A where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land use(s).

Use Section B where the audit is to determine the nature and extent of contamination and/or the appropriateness of an investigation or remedial action or management plan and/or whether the site can be made suitable for a specified land use or uses subject to the successful implementation of a remedial action or management plan.

Section A

I certify that, in my opinion, the site is **SUITABLE** for the following use(s) *(tick all appropriate uses and strike out those not applicable):*

- Residential, including substantial vegetable garden and poultry
- Residential, including substantial vegetable garden, excluding poultry
- Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry
- Day care centre, preschool, primary school
- Residential with minimal opportunity for soil access, including units
- Secondary school
- Park, recreational open space, playing field
- Commercial/industrial
- Other *(please specify)*

subject to compliance with the following environmental management plan
(insert title, date and author of plan) in light of contamination remaining on the site:

.....

.....

.....

OR

I certify that, in my opinion, the site is **NOT SUITABLE** for any use due to the risk of harm from contamination.

Overall comments

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.....

.....

.....

Section B

Purpose of the plan¹ which is the subject of the audit is: *to facilitate remediation of Separable Portion 1 of the proposed Intermodal Logistics Centre site so that railway access can be re-established prior to development of the remainder of the site.*

I certify that, in my opinion:

- the nature and extent of the contamination HAS/HAS NOT* been appropriately determined**

AND/OR

- the ~~investigation/remedial action plan/management plan~~* IS/IS NOT* appropriate for the purpose stated above**

AND/OR

- the site CAN BE MADE SUITABLE for the following uses (tick all appropriate uses and strike out those not applicable):**

- Residential, including substantial vegetable garden and poultry
- Residential, including substantial vegetable garden, excluding poultry
- Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry
- Day care centre, preschool, primary school
- Residential with minimal opportunity for soil access, including units
- Secondary school
- Park, recreational open space, playing field
- Commercial/industrial
- Other (please specify)

if the site is remediated/managed* in accordance with the following remedial action plan/management plan* (insert title, date and author of plan)

'Interim Limited Remediation Action Plan for Separable Portion 1 Intermodal Logistics Centre @ Enfield' dated 29 January 2009 by Coffey (RAP).

'Interim Soil Contamination Site Management Plan Separable Portion 1 – Railway Track Construction Intermodal Logistics Centre @ Enfield' dated 5 February 2009 by Coffey (SMP).

subject to compliance with the following condition(s):

A Site Audit Statement certifying suitability is prepared at the successful completion of remediation.

If residual contamination is retained, a suitable long term Environmental Management Plan is prepared and implemented.

¹ For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

*** Strike out as appropriate**

Overall comments

The RAP includes the excavation of material (to be stockpiled on the adjoining part of the Intermodal Logistics centre site), validation of soil in the excavations and importation of materials to reinstate the excavation and facilitate development of the railway. If residual contamination is retained at depth on-site, a long term EMP will be prepared.

Groundwater will be assessed as part of the broader remediation action plan for the larger Intermodal Logistics Centre site and any residual contamination retained on-site will be assessed for the potential to migrate off-site or to groundwater.


PART III: Auditor's declaration

I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (Accreditation No. 9808).

I certify that:

- I have completed the site audit free of any conflicts of interest as defined in the *Contaminated Land Management Act 1997*, and
- with due regard to relevant laws and guidelines, I have examined and am familiar with the reports and information referred to in Part I of this site audit, and
- on the basis of inquiries I have made of those individuals immediately responsible for making those reports and obtaining the information referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete, and
- this statement is, to the best of my knowledge, true, accurate and complete.

I am aware that there are penalties under the *Contaminated Land Management Act 1997* for wilfully making false or misleading statements.

Signed  Date 19/2/2009

PART IV: Explanatory notes

To be complete, a site audit statement form must be issued with all four parts.

How to complete this form

Part I identifies the auditor, the site, the purpose of the audit and the information used by the auditor in making the site audit findings.

Part II contains the auditor's opinion of the suitability of the site for specified uses or of the appropriateness of an investigation, or remedial action or management plan which may enable a particular use. It sets out succinct and definitive information to assist decision-making about the use(s) of the site or a plan or proposal to manage or remediate the site.

The auditor is to complete either Section A or Section B of Part II, **not** both.

In **Section A** the auditor may conclude that the land is *suitable* for a specified use(s) OR *not suitable* for any beneficial use due to the risk of harm from contamination.

By certifying that the site is *suitable*, an auditor declares that, at the time of completion of the site audit, no further remediation or investigation of the site was needed to render the site fit for the specified use(s). Any **condition** imposed should be limited to implementation of an environmental management plan to help ensure the site remains safe for the specified use(s). The plan should be legally enforceable: for example a requirement of a notice under the *Contaminated Land Management Act 1997* (CLM Act) or a development consent condition issued by a planning authority. There should also be appropriate public notification of the plan, e.g. on a certificate issued under s.149 of the *Environmental Planning and Assessment Act 1979*.

Auditors may also include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

In **Section B** the auditor draws conclusions on the nature and extent of contamination, and/or suitability of plans relating to the investigation, remediation or management of the land, and/or whether land can be made suitable for a particular land use or uses upon implementation of a remedial action or management plan.

By certifying that a site *can be made suitable* for a use or uses if remediated or managed in accordance with a specified plan, the auditor declares that, at the time the audit was completed, there was sufficient information satisfying guidelines made or approved under the CLM Act to determine that implementation of the plan was feasible and would enable the specified use(s) of the site in the future.

For a site that *can be made suitable*, any **conditions** specified by the auditor in Section B should be limited to minor modifications or additions to the specified plan. However, if the auditor considers that further audits of the site (e.g. to validate remediation) are required, the auditor must note this as a condition in the site audit statement.

Auditors may also include **comments** which are observations in light of the audit which provide a more complete understanding of the environmental context to aid decision-making in relation to the site.

In **Part III** the auditor certifies his/her standing as an accredited auditor under the CLM Act and makes other relevant declarations.

Where to send completed forms

In addition to furnishing a copy of the audit statement to the person(s) who commissioned the site audit, statutory site audit statements must be sent to:

Department of Environment and Conservation (NSW)

Contaminated Sites Section
PO Box A290, SYDNEY SOUTH NSW 1232
Fax: (02) 9995 5930

AND

the **local council** for the land which is the subject of the audit.