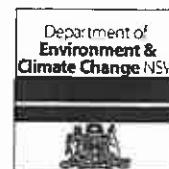


NSW Site Auditor Scheme SITE AUDIT STATEMENT



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 26 March 2009. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. GN 401-1B

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

Area of site (e.g. hectares): Approximately 13,500 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/Proposal/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]*)

Railway corridor

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])~~
-

Information sources for site audit

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

- Coffey Environments Pty Ltd (Coffey).
- Douglas Partners (Douglas).

Title(s) of report(s) reviewed:

- 'Report on Phase 1 Contamination Assessment. Proposed Development Trinity Grammar School 119 Prospect Road, Summer Hill' dated July 2008 by Douglas.
- Draft '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.
- 'Interim Soil Contamination Site Management Plan Separable Portion 1 – Railway Track Construction Intermodal Logistics Centre @ Enfield' dated 5 February 2009 by Coffey.
- 'Validation Report for Separable Portion 1 Intermodal Logistics Centre @ Enfield' dated 6 April 2009 by Coffey.

* *Strike out as appropriate*

- Letter Re: 'SPC Contract 2008/2009: ILC at Enfield – Demolition and Remediation Assessment of Stockpiles STP001 – STP004 at Intermodal Logistics Centre, Enfield' dated 11 May 2009 by Coffey.
- Letter Re: 'Assessment of Proposed Fill Source, 84 Belmore Street, Ryde, NSW' dated 13 May 2009 by Coffey.
- Letter Re: 'SPC Contract 2008/09 ILC at Enfield – Demolition and Remediation Backfilling of Separable Portion SP1' dated 2 June 2009 by Coffey.
- 'Environmental Management Plan Separable Portion 1 Intermodal Logistics Centre @ Enfield' dated 3 July 2009 by Coffey.
- Letter Re: 'SPC Contract 2008/09 ILC at Enfield – Demolition and Remediation Assessment of Proposed Fill Source at 135 Victoria Road, Drummoyne, NSW' dated 8 July 2009 by Coffey.
- Draft 'Site Management Plan Asbestos Soil Containment Cell – Separable Portion 1 Intermodal Logistics Centre @ Enfield' dated 7 August 2009 by Coffey.
- Letter Re: 'SPC Contract 2008/09 ILC at Enfield - Demolition and Remediation Results of the Excavation of Oily Water Impacted Soils at the Southern End of SP1' dated 14 August 2009 by Coffey (14 August 2009a).
- Letter Re: 'Assessment of Proposed Fill Source, 85 Castlereagh Street, Sydney, NSW' dated 14 August 2009 by Coffey. (14 August 2009b).
- Memo ' ILC – CO-DR ENVIRHOD00634AA-RO26D' dated 14 August 2009 by Coffey (discussions regarding imported material) (14 August 2009c)
- Letter Re: 'SPC Contract 2008/09 ILC at Enfield – Demolition and Remediation Imported and Onsite Ballast Assessment' dated 14 August 2009 by Coffey (14 August 2009d).
- Letter Re: 'Assessment of Road Base Material for use in SP1' dated 14 August 2009 by Coffey (14 August 2009e).
- 'Site Management Plan Asbestos Soil Containment Cell – Separable Portion 1 Intermodal Logistics Centre @ Enfield' dated 18 August 2009 by Coffey.

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 GN-34, dated January 2002.
- Site Audit Report – Remediation Action Plan, Separable Portion 1 Intermodal Logistics Centre @ Enfield and Site Audit Statement GN 401-1A dated February 2009.

Reports reviewed during the previous Audits, referred to in the current Audit include:

- 'Detailed Contamination Assessment – Delec Depot Enfield, Version 1 Final', dated December 2001 by Egis Consulting Australia Pty Limited (Egis).
- • 'Audit Enfield Delec Report' dated 1991 by CMPS Environmental.

** Strike out as appropriate*

Site audit report

Title: Site Audit Report – Validation, Separable Portion 1, Intermodal Logistics Centre @
Enfield

Report no. GN 401-1B (Environ Ref: Environ Ref: AS120873) Date: August 2009

SEPARABLE PORTION 2 AND
SEPARABLE PORTION 3 CO-ORDINATES

CP	EASTING	NORTHING
CP40	321677.03	624744.50
CP41	321682.57	624748.54
CP42	321688.48	624752.10
CP43	322201.72	624803.33
CP44	322170.68	624809.20
CP45	322200.68	624747.52
CP46	322277.33	624757.50
CP47	322236.40	624803.17
CP48	322540.06	624807.87
CP49	322539.37	624805.78
CP50	322533.88	624803.18
CP51	321744.19	624724.04
CP52	322047.22	624728.18
CP53	321647.86	624730.05
CP54	322075.06	6247127.00
CP55	322082.91	6248078.59
CP56	322278.32	6248074.78
CP57	322201.97	624851.38
CP58	322204.52	624851.22
CP59	322206.22	624854.48
CP60	322271.59	624853.02

SEPARABLE PORTION 8
CO-ORDINATES

CP	EASTING	NORTHING
CP63	321603.45	6247763.53
CP64	321700.19	6247854.17
CP65	321748.43	6247823.37
CP66	321607.07	6247803.30
CP67	321650.00	6247800.43

SEPARABLE PORTION 4
CO-ORDINATES

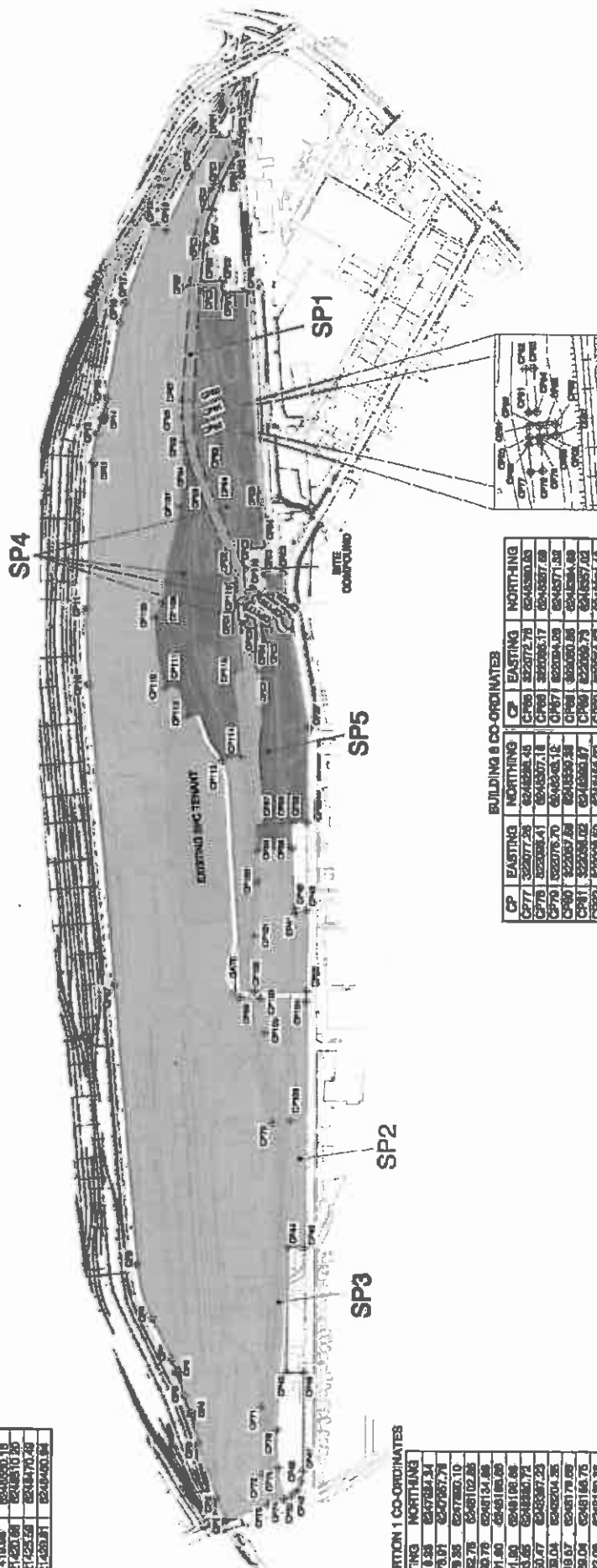
CP	EASTING	NORTHING
CP68	321627.85	6247768.09
CP69	321682.88	6247850.18
CP70	321685.03	6247853.45
CP71	321632.58	6247833.57
CP72	321687.82	6247825.18
CP73	321679.83	6247712.55
CP74	322003.73	6247835.05
CP75	322007.14	6247831.59
CP76	322102.35	6247841.00
CP77	321633.15	6248031.43
CP78	321654.39	6247871.35
CP79	321682.19	6247843.80
CP80	321639.85	6247738.00
CP81	321603.84	6247761.54
CP82	321682.71	6247710.53
CP83	321774.77	6247691.58
CP84	321801.71	6247677.90
CP85	321740.00	6247807.70
CP86	321701.43	6247813.80
CP87	321714.84	6247820.13
CP88	321782.91	6247840.58
CP89	321715.93	6247848.20
CP90	321748.83	6247843.87

SEPARABLE PORTION 2 AND
SEPARABLE PORTION 3 CO-ORDINATES

CP	EASTING	NORTHING
CP1	322544.85	6248053.30
CP2	322518.97	6248111.72
CP3	322163.55	6248085.64
CP4	322124.33	6248025.30
CP5	322103.03	6248049.52
CP6	322078.17	6248081.84
CP7	322062.07	6248070.00
CP8	322007.28	6248052.43
CP9	321854.21	6248054.63
CP10	321821.52	6247989.34
CP11	321471.86	6247815.33
CP12	321550.80	6248047.58
CP13	321380.78	6248008.58
CP14	321370.51	6248131.21
CP15	321370.59	6248158.63
CP16	321341.89	6248082.14
CP17	321341.13	6248114.53
CP18	321320.78	6248051.68
CP19	321320.35	6248051.10
CP20	321317.57	6248052.72
CP21	321287.73	6248053.05
CP22	321425.84	6248053.05
CP23	321425.84	6248053.05
CP24	321425.84	6248053.05
CP25	321425.84	6248053.05
CP26	321425.84	6248053.05
CP27	321425.84	6248053.05
CP28	321425.84	6248053.05

SEPARABLE PORTION 1 CO-ORDINATES

CP	EASTING	NORTHING
CP91	321711.38	6247834.34
CP92	321678.87	6247857.78
CP93	321729.35	6247882.10
CP94	321642.78	6248102.25
CP95	321033.79	6248134.89
CP96	321491.50	6248188.89
CP97	321491.50	6248188.89
CP98	321431.55	6248350.72
CP99	321450.07	6248357.23
CP100	321430.04	6248350.55
CP101	321619.57	6248178.89
CP102	321620.04	6248168.78
CP103	321620.04	6248172.39
CP104	321616.05	6248052.88
CP105	321616.30	6248072.82
CP106	321713.75	6247821.48



CP	EASTING	NORTHING
CP71	322077.28	6248358.48
CP72	322088.41	6248357.18
CP73	322075.70	6248353.12
CP74	322087.58	6248350.58
CP75	322088.09	6248357.87
CP76	322088.09	6248357.87
CP77	322088.09	6248357.87
CP78	322088.09	6248357.87
CP79	322088.09	6248357.87
CP80	322088.09	6248357.87
CP81	322088.09	6248357.87
CP82	322088.09	6248357.87
CP83	322088.09	6248357.87
CP84	322088.09	6248357.87

THE DATA FOR THIS PLAN WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY THE SURVEYOR ON THE DATE SHOWN ON THE PLAN. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE DATA. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE DATA. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE TO VERIFY THE ACCURACY OF THE DATA.

SPC Boundary



SYDNEY PORTS
FIRST PORT, FUTURE PORT

ENFIELD
D&R WORKS STAGING PLAN
WITH SITE CO-ORDINATES

DATE: 10/10/2010
PAGE NO: SEDP0808

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*) . use as a railway corridor

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

'Site Management Plan Asbestos Soil Containment Cell – Separable Portion 1
Intermodal Logistics Centre @ Enfield' dated 18 August 2009 by Coffey.

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

The site was previously filled (mainly ash and clay) and levelled prior to use as a maintenance centre for locomotives and a marshalling yard. Remedial works undertaken at Separable Portion 1 (SP1) included the excavation and validation of hydrocarbon impacted material. The excavated materials were stockpiled on the adjacent proposed Intermodal Logistics Centre with the exception of soil containing asbestos impacted material which was re-instated in a containment area at SP1.

The asbestos impacted material is located between chainage 260 and 570 in a 8 m wide strip, either side of the centre line. A non-biodegradable, permeable geo-fabric marker layer is located over a 0.2 m VENM (sandstone) cap. In the corridor of the rail line, the VENM cap is overlain by an additional 0.5 m thickness of VENM to form the railway embankment, 0.15 m of road base and railway ballast, sleepers and rail track.

The environmental management plan relates specifically to the containment cell and a buffer zone (2m along each side of the railway and 10 m at each end) within SP1. The plan notes the nature and location of the contaminants, the management measures, responsibilities and requirements for monitoring, inspections and review.

Section B

Purpose of the plan¹ which is the subject of the audit

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)

.....

subject to compliance with the following condition(s):

.....

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

Overall comments

.....

.....

.....

.....

.....

.....

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 27/8/2009

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.