

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 31st October 2012. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. GN 401-9B

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: Ramboll 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*)

Viewing area accessed off Punchbowl Road

Part Lot 19 in DP1183316

Local Government Area: Strathfield Municipal Council

Area of site (e.g. hectares): Viewing area approximately 1,200m²

Current zoning: General Industrial IN1

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, now
NSW Ports

Address: PO Box 297 Botany NSW

Postcode: 1455

Phone: 1300 922 524

Fax: NA

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

Matthew Fahey, NSW Ports (0421 616 300)

Purpose of site audit

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

Public Open Space

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

- CMPS&F Environmental
- Coffey Environments Australia Pty Ltd (Coffey)
- Hibbs and Associates Pty Ltd (Hibbs)
- CH2M Hill Australia Pty Ltd (CH2M Hill)
- Enviropacific Services (Enviropacific).

Title(s) of report(s) reviewed:

- 'Enfield Marshalling Yard Soil Validation Report' dated June 1996 by CMPS&F Environmental.
- 'Part A of the Contamination Assessment at the Former Enfield Marshalling Yard' dated July 1999 by CH2M Hill.
- 'Contamination Assessment of Stockpiled Material at Stockpile 1, Stockpile 2 and Stockpile 3, ILC @ Enfield, Cosgrove Road, Strathfield South, NSW' dated 23 September 2011 by Coffey.
- 'Assessment of Asbestos in Stockpiled Material at Stockpiles 1, 2, 2A and 3 ILC @ Enfield, Cosgrove Road, Strathfield South, NSW' dated 17 October 2011 by Coffey.

***Strike out as appropriate**

- 'Clarification to Coffey Reports Regarding Asbestos in Stockpiles 1, 2, 2A and 3 ILC @ Enfield, Cosgrove Road, Strathfield South, NSW' dated 27 October 2011 by Coffey.
- 'Laboratory Quality System – Quality Assurance / Quality Controls' dated 6 June 2012 by Hibbs.
- 'Contamination Assessment of Stockpiled Material at ILC Enfield, Cosgrove Road, Strathfield South, NSW' dated 20 September 2012 by Coffey.
- 'Asbestos Impacted Materials Movement Summary Report December 2011 to April 2012 ILC Enfield' dated November 2012 by Hibbs.
- 'Materials Movement Summary Report for: Materials Relocated to Stockpile No. 4 and Asbestos Impacted Materials May to October 2012 ILC Enfield' dated February 2013 by Hibbs.
- 'Materials Movement Summary Report for: Materials Relocated to Stockpile No. 4 and Asbestos Impacted Materials November 2012 – April 2013 ILC Enfield' dated August 2013 by Hibbs.
- 'Materials Movement Summary Report for: Materials Relocated to Stockpile No.4 and Asbestos impacted materials May to December 2013 ILC Enfield' dated February 2014 by Hibbs.
- 'Confirmation of Removal of Stockpile No. 2 Materials from the Temporary Access Haul Road, ILC Enfield' dated 18 February 2014 by Coffey.
- 'Validation Report for Portion of Validation Area 2 (Footpath and Viewing Area to Mount Enfield) ILC @ Enfield, Enfield, NSW', dated 2 May 2016 (and draft dated 19 January 2016) by Coffey ('the validation report')
- 'Site Management Plan – Southern Precinct' dated February 2016.

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.
- Section B Site Audit Statement (GN 401-2A) dated 2 July 2009 and Section B Site Audit Statement (GN 401-3A) dated 4 November 2009.
- Section B Site Audit Statement (GN 401-1A) dated 19 February 2009 and Section A Site Audit Statement (GN 401-1B) dated 27 August 2009.
- Interim Advice Letter (IAL) 'Implementation of Remedial Action Plan for Separable Portions 2, 3, 4 and 5. Intermodal Logistics Centre @ Enfield' dated July 2010.
- Interim Advice Letter 'Wagon Repair Shed Remediation, Intermodal Logistics Centre @ Enfield' dated 25 November 2010.
- Section A Site Audit Statement (GN 401-5B) dated December 2013.
- Section A Site Audit Statement (GN 401-6B) dated August 2014.

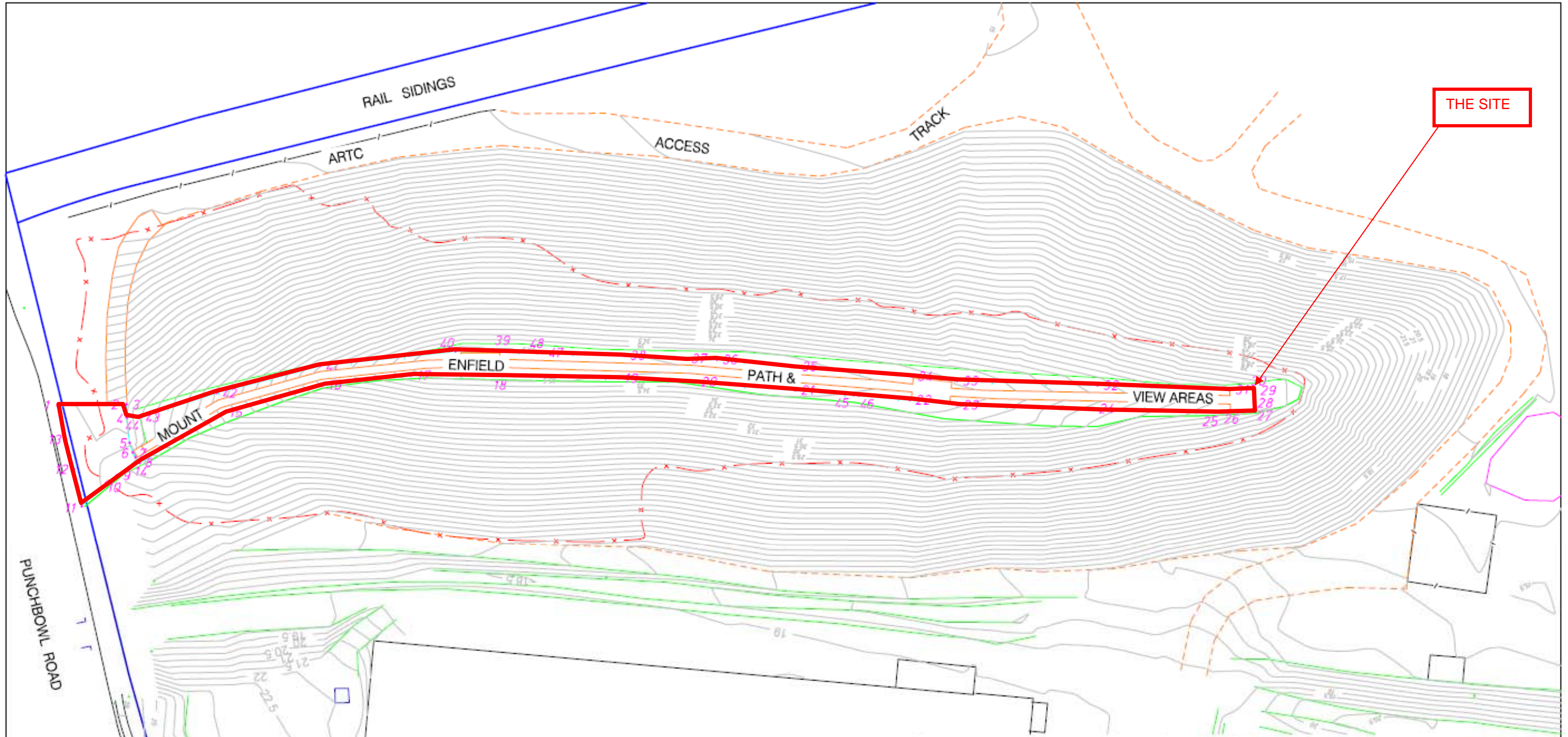
****Strike out as appropriate***

- Section A Site Audit Statement (GN 401-7B) dated October 2014.
- Section A Site Audit Statement (GN401-8B) dated November 2014.

Site audit report

Title: Site Audit Report – Mt Enfield Viewing Area, Intermodal Logistics Centre at Enfield

Report no. GN 401-9 (Ramboll Environ Ref: AS120873) Date: May 2016



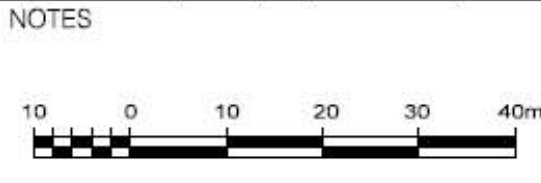
MOUNT ENFIELD PATH & VIEWING AREAS FENCE CO-ORDINATES

NO.	EASTING	NORTHING	R.L.	NO.	EASTING	NORTHING	R.L.	NO.	EASTING	NORTHING	R.L.	NO.	EASTING	NORTHING	R.L.
1	322280.678	6246512.256	26.214	13	322285.784	6246516.461	26.39	25	322182.827	6246713.528	31.242	37	322218.835	6246617.105	35.412
2	322276.402	6246520.417	25.537	14	322283.58	6246531.347	25.937	26	322181.433	6246715.884	30.939	38	322223.518	6246606.217	35.524
3	322274.618	6246524.076	25.787	15	322267.729	6246541.568	29.581	27	322179.384	6246719.997	31.204	39	322233.346	6246584.533	35.576
4	322276.853	6246525.2	25.957	16	322254.425	6246556.4	33.075	28	322179.021	6246720.081	31.254	40	322237.235	6246576.584	35.652
5	322280.97	6246527.885	26.018	17	322245.251	6246570.975	35.329	29	322175.766	6246718.471	31.247	41	322251.34	6246554.342	33.006
6	322282.368	6246529.262	25.949	18	322237.502	6246586.716	35.692	30	322175.73	6246718.134	31.242	42	322264.895	6246538.727	29.575
7	322282.942	6246530.156	25.901	19	322227.977	6246607.176	35.519	31	322177.76	6246714.112	31.019	43	322275.738	6246527.474	26.961
8	322283.589	6246531.243	25.88	20	322222.038	6246620.789	35.352	32	322188.274	6246690.817	32.711	44	322276.775	6246525.307	26.139
9	322287.693	6246528.488	25.855	21	322214.943	6246638.832	35.122	33	322199.495	6246666.081	34.368	45	322210.805	6246649.359	34.937
10	322289.84	6246527.288	25.891	22	322206.856	6246659.516	34.777	34	322202.594	6246657.869	34.718	46	322210.41	6246650.344	34.929
11	322296.049	6246525.029	26.326	23	322203.674	6246668.174	34.546	35	322210.776	6246636.959	35.145	47	322230.024	6246591.852	35.495
12	322290.324	6246520.499	26.416	24	322192.692	6246692.046	32.785	36	322216.362	6246622.607	35.335	48	322230.514	6246590.931	35.515

PLAN LIMITATION STATEMENT
 This plan has been prepared in accordance with accepted practice for the use only of NSW Ports for a specific purpose. No warranty or representation, expressed or implied is made to any other party regarding this plan.
 This plan should not be relied upon for any other purpose or use by any party including NSW Ports as the plan may not contain sufficient information for that purpose or use.
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN
 NOTE: STATED MEASUREMENTS ARE INDICATIVE ONLY AND SUBJECT TO SURVEY
 Copyright © NSW Ports

KEY

	NSW PORTS BOUNDARY
	PATH FENCE
	FENCE CO-ORDINATE NUMBER
	LIMIT OF BURIED CONTAMINATED SURFACE



NSW Ports

PLAN SCALE: 1:750 AT A3 SIZE
 PLAN PRODUCED ON MGA GRID

ENFIELD ILC MOUNT ENFIELD PATH & VIEWING AREAS DETAIL SURVEY

DRAFTED BY: N.C. DATE: 6/11/16
 PHOTOGRAPHY DATE: 16/10/16

PLAN NO:
SENP156A

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*) ...*Public footpath and viewing area.....*

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

'Enfield Intermodal Logistics Centre, Site Management Plan – Southern Precinct'
dated February 2016.

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 is part of a larger area which has been developed for use as a freight terminal known as the Enfield Intermodal Logistics Centre (ILC). The ILC was formerly part of a larger railway marshalling yard and Diesel Electric and Electric Locomotive Maintenance Centre. Prior to redevelopment, there were a number of large soil stockpiles on the marshalling yard, including Stockpile 4 or Mt Enfield, part of which is the site covered by this Site Audit Statement.

The southern part of the ILC which includes the current site is not part of the operating area and includes Mt Enfield, frog pods, noise mounds, a detention basin and the currently derelict tarpaulin factory. Mt Enfield is a large man-made stockpile which is largely overgrown with vegetation. The site covered by this Site Audit Statement is the public viewing area consists

of a fenced path approximately 5-10 m wide extending from a lockable gate on Punchbowl Road. It has a central walkway with a compacted gravel surface and garden bed strips containing shrubs on both sides.

An ongoing environmental management plan is to be implemented and requires that the current state of the site surfacing is maintained.

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.

* Strike out as appropriate

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...

16/5/2016

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:

EPA (NSW)

Contaminated Sites Section
PO Box A290, SYDNEY SOUTH NSW 1232
nswauditors@epa.nsw.gov.au

AND

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