

NSW Site Auditor
Scheme
**SITE AUDIT
STATEMENT**



**Environment,
Climate Change
& Water**

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 1st June 2010. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. JE001A

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: Julie Evans

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: Corner Roberts and Norfolk Roads, Greenacre NSW

Postcode: 2190

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

Part Lot 42 DP 854916. Boundary coordinates shown on Attachment 1 at the end of Part 1 of this statement.

Local Government Area: Strathfield Municipal Council

Area of site (e.g. hectares): approximately 0.04Ha (400m²) **Current zoning:** Industrial (4)

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: Bruce Royds Company: Sydney Ports Corporation (Sydney Ports)

Address: Level 4, 20 Windmill Street, Walsh Bay NSW

Postcode: 2000

Phone: (02) 9296 4697

Fax: (02) 9296 4766

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

N/A

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])

- Road

Information sources for site audit

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

- URS Australia Pty Ltd
- IT Environmental Pty Ltd
- Coffey Environments Pty Ltd

Title(s) of report(s) reviewed:

- 'Preliminary Investigation, Vacant Lot, corner of Roberts Road and Norfolk Road, Greenacre, NSW', dated 30 March 2001, URS Australia Pty Ltd.
- 'Environmental Site Assessment, Cnr Roberts and Norfolk Roads, Greenacre, NSW', dated 28 September 2001, IT Environmental Pty Ltd.
- 'Corner of Roberts and Norfolk Roads, Greenacre, NSW. Assessment of Extent of Asbestos', dated 7 May 2010, Coffey Environments Pty Ltd.
- 'Corner of Roberts and Norfolk Roads, Greenacre, NSW. Waste Classification of Proposed Slip Lane Soils', dated 7 May 2010, Coffey Environments Pty Ltd.
- 'Remediation Action Plan, Slip Lane Construction Zone, Corner of Roberts and Norfolk Roads, Greenacre NSW', dated 6 September 2010. Coffey Environments Pty Ltd.

***Strike out as appropriate**

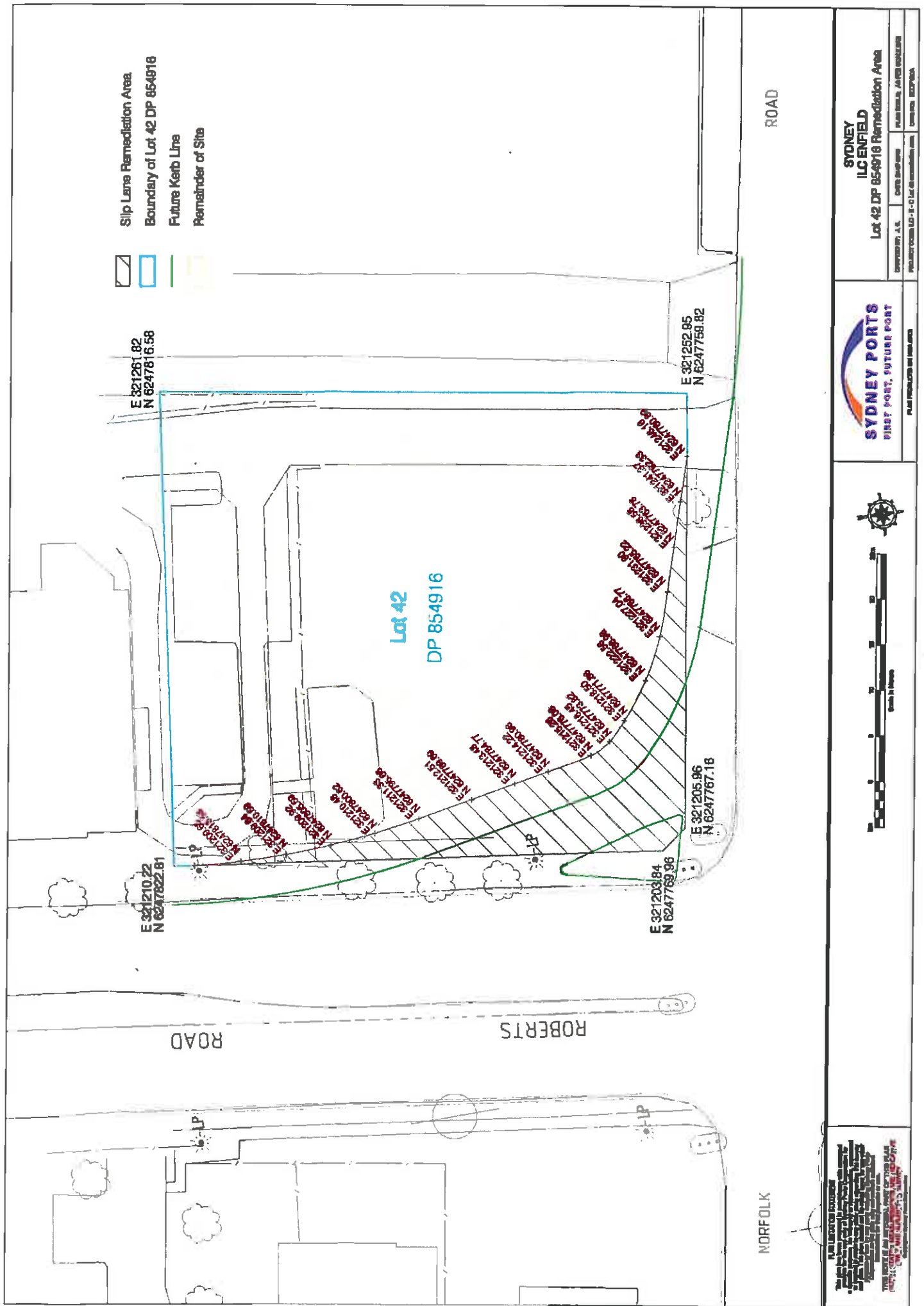
Other information reviewed (including previous site audit reports and statements relating to the site)

N/A

Site audit report

Title: Site Audit Report – Remediation Action Plan, Slip Lane Construction Zone, Corner of Roberts and Norfolk Roads, Greenacre, NSW

Report no. JE001A (ENVIRON Ref: AS120873) Date: September 2010



SYDNEY ILC ENFIELD
Lot 42 DP 854916 Remediation Area

Prepared by: A.E. Date: 20/08/2018
Project: 000001.00 - E - C Lot 42 Remediation Area
Scale: 1:500

PLANNING PERMISSION
This plan is a site plan and does not constitute a planning permission. It is intended to show the location of the site and the proposed remediation area. It is not to be used for any other purpose without the consent of the relevant authorities.

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:~~

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.....

.....

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: The remediation action plan (RAP) has been prepared to provide a remedial design and validation program to render the site suitable for construction and operation of a slip lane (vehicular road).

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) - Road

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

Remediation Action Plan, Slip Lane Construction Zone, Corner of Roberts and Norfolk Roads, Greenacre NSW, dated 6 September 2010. Coffey Environments Pty Ltd.

subject to compliance with the following condition(s):

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

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

Overall comments

The site area subject to this audit is defined in the surveyed drawing shown as Attachment 1 at the end of Part 1 of this Statement and relates only to the area proposed to be developed for the slip lane construction. The remainder of the Lot 42 property will not be redeveloped as part of the slip lane construction works and does not form part of the scope for this audit.

The site is to be part of an access road to be constructed into the Sydney Ports Intermodal Logistics Centre. Asbestos has been identified within the fill layer located across the site. The remediation strategy has been designed to excavate fill material from the entire slip road construction zone (audit area). Intrusive investigations indicate that the fill material overlies natural bedrock (shale) and the excavation will extend to the natural bedrock (shale) to ensure that fill material is completely removed from the proposed slip road construction zone. The RAP includes a contingency if natural residual clay is encountered beneath the fill instead of shale, in this case the excavation will extend 100mm into natural residual clay. The depth of excavation will be determined by a visual assessment of natural material within the excavations.

During the remedial works the Auditor must view the extent of the remedial excavation prior to backfilling so that the Auditor can confirm the visual assessment of natural material proposed by Coffey in the RAP.

Groundwater has not been assessed and no contamination has been detected in soil that could lead to groundwater contamination.

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. 1003).

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: 14-09-10

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, Climate Change & Water (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.