

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. JE 001B

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. Refer to attachment included at end of Part 1 of this statement.

Local Government Area: Strathfield Municipal Council

Area of site (e.g. hectares): 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

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)

Chris Lancaster – NSW Ports, Level 2, Gate B103 Penrhyn Road, Port Botany NSW 2036

Tel: (02) 9296 4528 Mob: 0418 217703

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])~~

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 Environmental Pty Ltd
- Hibbs & Associates Pty Ltd

Title(s) of report(s) reviewed:

- 'Preliminary Investigation, Vacant Lot, corner of Roberts Road and Norfolk Road, Greenacre, NSW', 2001, 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 by Coffey Environments Pty Ltd.
- 'Validation Assessment Report, Stage 2 Remediation Area, Slip Lane Construction Zone, Intermodal Logistic Centre, Enfield, Corner Roberts Road and Norfolk Road,

**Strike out as appropriate*

Greenacre NSW 2190', dated 19 August 2013 by Coffey Environments Australia Pty Ltd. (Coffey 2013).

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

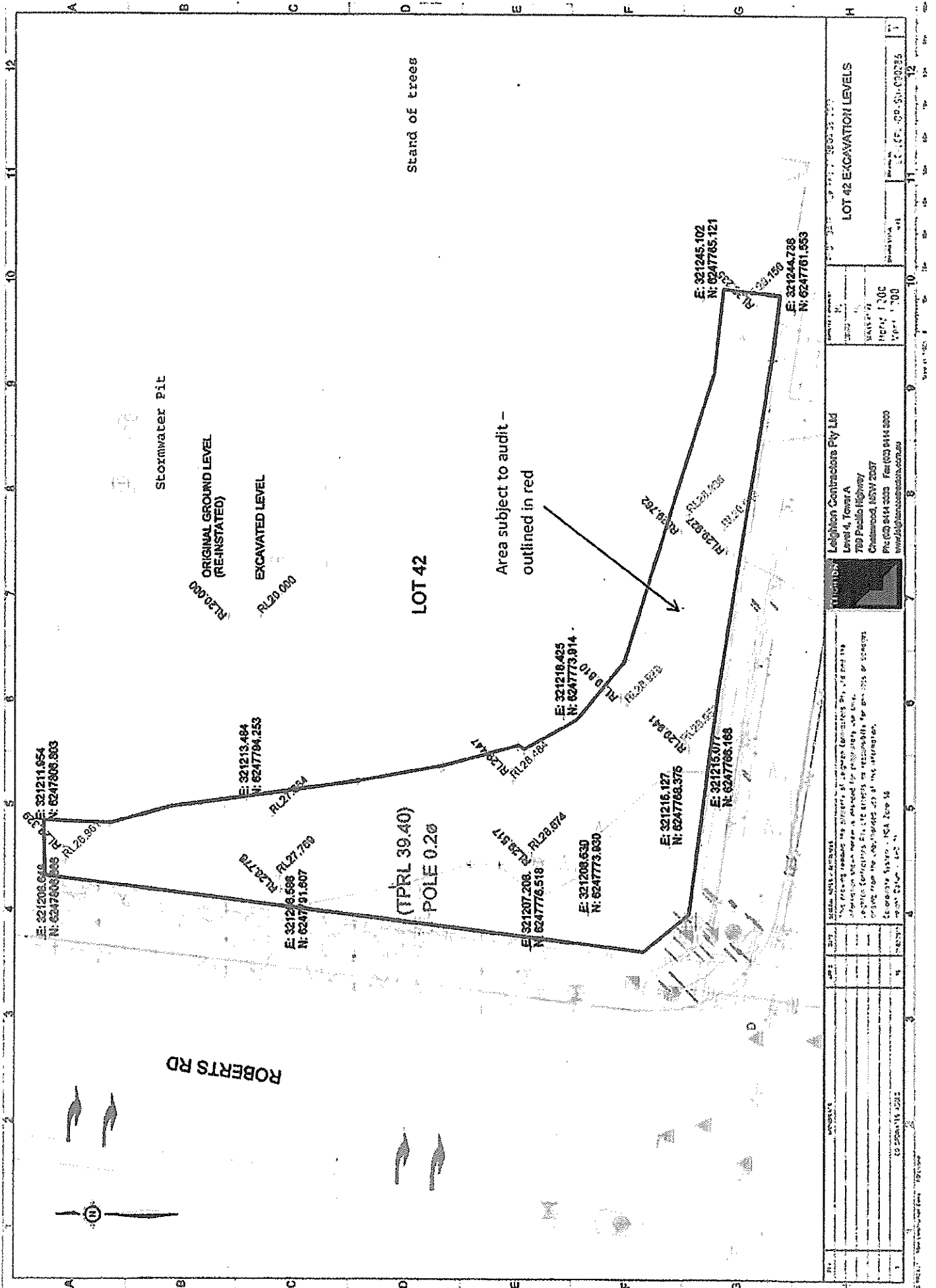
- Letter Re: Intermodal Logistics Centre at Enfield, Lot 42 Stage 1 Validation – Site Audit JE001A – 28 February 2012 by Sydney Ports Corporation. Ref: SPC ILC-OG0609. The letter included the following attachments:
 - Attachment 1: Plan – Lot 42 Excavation Levels and Coordinates
 - Attachment 2: Letter Re: Asbestos Visual Clearance Inspection and Bulk Sample Analysis – Lot 42, ILC Enfield – 4 January 2012 by Hibbs & Associates Pty Ltd (Hibbs & Associates 2012a). Ref: S6840 L03.
 - Attachment 3: Lot 42 VENM Certificate Sandstone Fill Material (prepared by SMEC Testing Services Pty Ltd for Hi Quality Group Pty Ltd) & VENM Confirmation Email (19 December 2011 from Hi Quality Group Pty Ltd)
 - Attachment 4: Lot 42 Site photographs during Stage 1 excavation and validation works.
 - Attachment 5: Letter Re: Clearance Inspection – Lot 42, Roberts Road, Enfield NSW 2136 – 14 February 2012 by Hibbs & Associates Pty Ltd (Hibbs & Associates 2012b). Ref: S6840 L14.
- Letter Re: Intermodal Logistics Centre at Enfield, Lot 42 Stage 1 Validation – Site Audit JE001A – 24 April 2012 by Sydney Ports Corporation. Ref: ILC-OG617. The letter included the following attachments:

Attachment 1: Letter Re: Response to Site Auditor Comments – 19 April 2012 by Leighton Contractors Pty Ltd. Ref: N953-0651.
- Email Re: ILC – SCM – AD- AD – Lot 42 Response to Site Auditor Comment – 10 May 2012 by Bruce Royds on behalf of Sydney Ports Corporation.

Site audit report

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

Report no. JE 001B (ENVIRON Ref: AS120873) Date: September 2013



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*) - road

~~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:

The site investigations encountered asbestos contaminated fill material across the area identified as Lot 42 DP854916. The site subject to this audit is located within the southwestern corner of Lot 42 (as defined in Attachment 3, Appendix A) and the asbestos contaminated fill has been remediated from the audit area. Asbestos contaminated fill remains in other areas of Lot 42 located outside the audit area and should be considered during any future development of these areas.

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. 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: 4 Sept 13

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.