

# 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 401-3A

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 101 DP 1001498 (Shown as SP5 on attachment at the end of Part 1 of this statement)

**Local Government Area:** Strathfield Local Government Area

**Area of site** (e.g. hectares): 0.5 ha (approximately)

**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))~~

**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:

- Draft 'Remediation Action Plan for Known Soil Contamination Intermodal Logistics Centre @ Enfield' dated 31 March 2009 by Coffey Environments Pty Ltd (Coffey).
- 'Construction Environmental Management Plan Demolition and Remediation of the Intermodal Logistics Centre at Enfield – Stage 1B' dated 8 December 2008 by Enviropacific Services (referred to as CEMP)
- Draft 'Remediation Action Plan for Known Soil Contamination Intermodal Logistics Centre @ Enfield' dated 13 May 2009 by Coffey.
- 'Remediation Action Plan for Known Soil Contamination Intermodal Logistics Centre @ Enfield' dated 3 June 2009 by Coffey.
- 'Remediation Action Plan for Known Soil Contamination Intermodal Logistics Centre @ Enfield' dated 23 June 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.

**\* Strike out as appropriate**

- 'Site Audit Report, Delec Depot, Enfield' and Site Audit Statement GN34 dated January 2002.

**Site audit report**

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

Report no. GN 401-2A (Environ Ref: AS120873)

Date: July 2009

SEPARABLE PORTION 2 AND  
SEPARABLE PORTION 3 CO-ORDINATES

CP	EASTING	NORTHING
CP1	321718.39	624782.34
CP2	321718.39	624782.34
CP3	321718.39	624782.34
CP4	321718.39	624782.34
CP5	321718.39	624782.34
CP6	321718.39	624782.34
CP7	321718.39	624782.34
CP8	321718.39	624782.34
CP9	321718.39	624782.34
CP10	321718.39	624782.34
CP11	321718.39	624782.34
CP12	321718.39	624782.34
CP13	321718.39	624782.34
CP14	321718.39	624782.34
CP15	321718.39	624782.34
CP16	321718.39	624782.34
CP17	321718.39	624782.34
CP18	321718.39	624782.34
CP19	321718.39	624782.34
CP20	321718.39	624782.34
CP21	321718.39	624782.34
CP22	321718.39	624782.34
CP23	321718.39	624782.34
CP24	321718.39	624782.34
CP25	321718.39	624782.34
CP26	321718.39	624782.34
CP27	321718.39	624782.34
CP28	321718.39	624782.34

SEPARABLE PORTION 4  
CO-ORDINATES

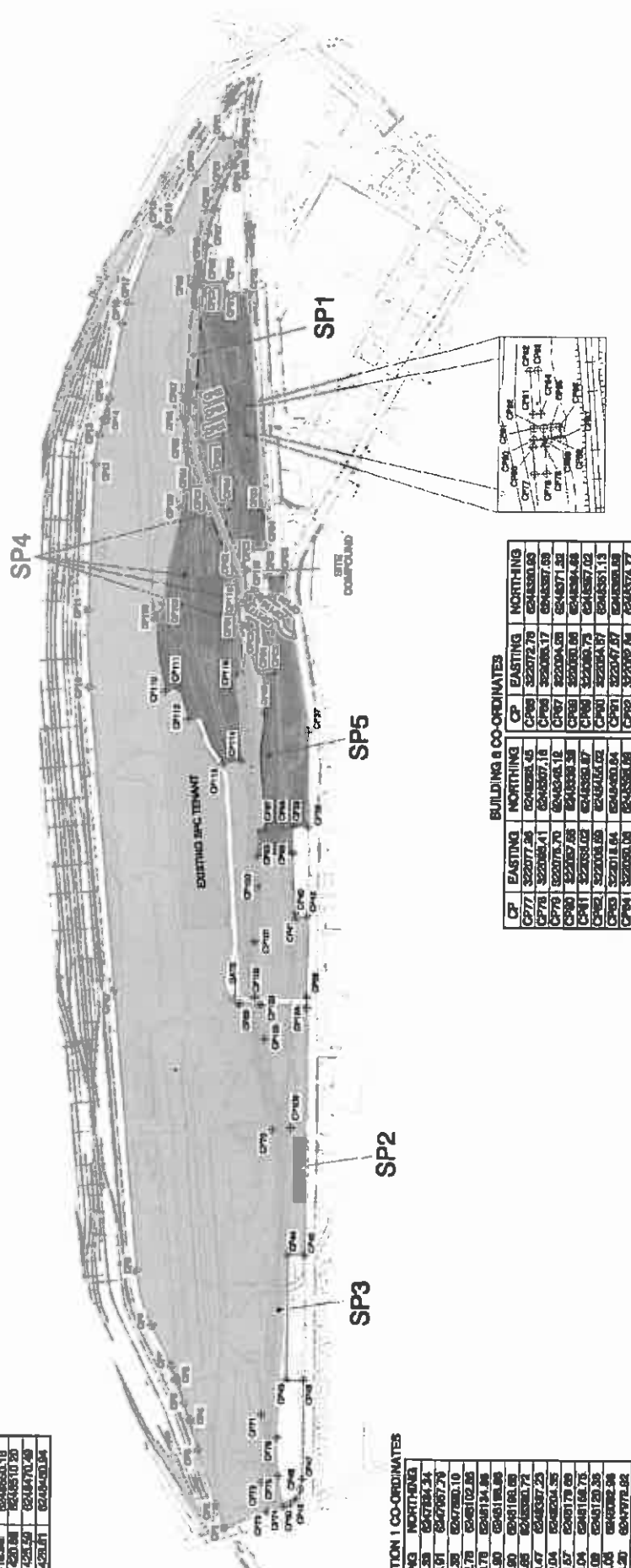
CP	EASTING	NORTHING
CP96	321768.15	6247768.15
CP97	321768.15	6247768.15
CP98	321768.15	6247768.15
CP99	321768.15	6247768.15
CP100	321768.15	6247768.15
CP101	321768.15	6247768.15
CP102	321768.15	6247768.15
CP103	321768.15	6247768.15
CP104	321768.15	6247768.15
CP105	321768.15	6247768.15
CP106	321768.15	6247768.15
CP107	321768.15	6247768.15
CP108	321768.15	6247768.15
CP109	321768.15	6247768.15
CP110	321768.15	6247768.15
CP111	321768.15	6247768.15
CP112	321768.15	6247768.15
CP113	321768.15	6247768.15
CP114	321768.15	6247768.15
CP115	321768.15	6247768.15
CP116	321768.15	6247768.15
CP117	321768.15	6247768.15
CP118	321768.15	6247768.15
CP119	321768.15	6247768.15
CP120	321768.15	6247768.15

SEPARABLE PORTION 5  
CO-ORDINATES

CP	EASTING	NORTHING
CP93	321768.15	6247768.15
CP94	321768.15	6247768.15
CP95	321768.15	6247768.15
CP96	321768.15	6247768.15
CP97	321768.15	6247768.15

SEPARABLE PORTION 2 AND  
SEPARABLE PORTION 3 CO-ORDINATES

CP	EASTING	NORTHING
CP40	321777.83	6247494.50
CP41	321777.83	6247494.50
CP42	321777.83	6247494.50
CP43	321777.83	6247494.50
CP44	321777.83	6247494.50
CP45	321777.83	6247494.50
CP46	321777.83	6247494.50
CP47	321777.83	6247494.50
CP48	321777.83	6247494.50
CP49	321777.83	6247494.50
CP50	321777.83	6247494.50
CP51	321777.83	6247494.50
CP52	321777.83	6247494.50
CP53	321777.83	6247494.50
CP54	321777.83	6247494.50
CP55	321777.83	6247494.50
CP56	321777.83	6247494.50
CP57	321777.83	6247494.50
CP58	321777.83	6247494.50
CP59	321777.83	6247494.50
CP60	321777.83	6247494.50



BUILDING 8 CO-ORDINATES

CP	EASTING	NORTHING
CP77	322072.78	6245357.18
CP78	322072.78	6245357.18
CP79	322072.78	6245357.18
CP80	322072.78	6245357.18
CP81	322072.78	6245357.18
CP82	322072.78	6245357.18
CP83	322072.78	6245357.18
CP84	322072.78	6245357.18
CP85	322072.78	6245357.18
CP86	322072.78	6245357.18
CP87	322072.78	6245357.18
CP88	322072.78	6245357.18
CP89	322072.78	6245357.18
CP90	322072.78	6245357.18
CP91	322072.78	6245357.18
CP92	322072.78	6245357.18

SEPARABLE PORTION 1 CO-ORDINATES

CP	EASTING	NORTHING
CP61	321718.39	624782.34
CP62	321718.39	624782.34
CP63	321718.39	624782.34
CP64	321718.39	624782.34
CP65	321718.39	624782.34
CP66	321718.39	624782.34
CP67	321718.39	624782.34
CP68	321718.39	624782.34
CP69	321718.39	624782.34
CP70	321718.39	624782.34
CP71	321718.39	624782.34
CP72	321718.39	624782.34
CP73	321718.39	624782.34
CP74	321718.39	624782.34
CP75	321718.39	624782.34
CP76	321718.39	624782.34
CP77	321718.39	624782.34
CP78	321718.39	624782.34
CP79	321718.39	624782.34
CP80	321718.39	624782.34

SPC Boundary

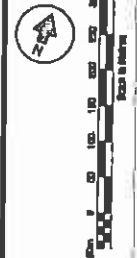
ENFIELD

D&R WORKS STAGING PLAN  
WITH SITE CO-ORDINATES

DATE: 24/1/2024  
DRAWN BY: A.K. LA. 17  
DWG NO: SEDP0809

SYDNEY PORTS  
FIRST PORT, FUTURE PORT

PLAN PRODUCED ON 11/01/2024  
PLAN SCALE: AS PER SCALE BAR



THE SITE PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE DEVELOPER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DEVELOPER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

## 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**

.....  
.....  
.....  
.....

## Section B

Purpose of the plan<sup>1</sup> which is the subject of the audit is: *To remediate areas containing unacceptable levels of contamination such that human health risks are reduced to acceptable levels commensurate with the proposed land use (commercial/industrial).*

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)

*'Remediation Action Plan for Known Soil Contamination Intermodal Logistics Centre @ Enfield' dated 23 June 2009 by Coffey.*

*'Construction Environmental Management Plan Demolition and Remediation of the Intermodal Logistics Centre at Enfield – Stage 1B' dated 8 December 2008 by Enviro Pacific Services.*

subject to compliance with the following condition(s):

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

A suitable long term Environmental Management Plan is prepared and implemented.

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

The Validation Report must include the following:

- Details on the extent of the UST excavation, how this was determined (i.e. visual validation, odours, PID readings), sufficient validation results (including VOCs) and tank disposal documentation.
- Observations of the soil following removal of the building footprints and the process by which validation samples were selected.
- Details on how the ballast was prepared (i.e. cleaned) and validated for re-use on-site.
- A discussion on the homogeneity, the sources and the validation sample densities for fill re-used on-site. Where ash is to be used as clean capping, adequate validation will be required.
- Adequate documentation for any imported materials and a commensurate sample density.
- The location and final design of the containment cell (including drainage and compaction of the base).
- A survey of the position and thickness of the cap (cell and SP4).
- Demonstration that the containment cell into which leachable material is placed is adequate to minimise leachate formation in the long-term.
- Confirmation from the culvert owner regarding maintenance requirements to ensure the long term integrity of the cell constructed above it.
- Reference to a realistic and enforceable EMP that provides commensurate management of risk given the remedial works undertaken.

The risk of migration of contaminants to groundwater has been fully assessed and no further on-site groundwater management or remediation is required.

#### **Overall comments**

The site was formerly used as a rail yard and as a maintenance centre which resulted in the contamination of soil by long chain petroleum hydrocarbons, asbestos and some heavy metals. The site is now being redeveloped for use as an Intermodal Logistics Centre.

The remediation action plan requires excavation of contaminated soil with retention in constructed containment cells or capping the contaminated soil in situ. As contamination will remain on site, a long term environmental management plan will be required to be prepared and implemented following remediation.

The Site Audit Report (GN401-2A) that covers the area of this Statement was issued in July 2009. Due to an oversight, one of the part Lots that comprise the site was omitted from the property description. This Site Audit Statement GN401-3A is issued to correct that oversight.

### PART III: Auditor's declaration

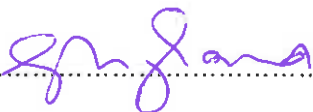
I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (Accreditation No. 9808).

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 .....

4/11/2009



## 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.