

30 August 2019

Gavin Thompson
Health Infrastructure
Via email: Gavin.Thompson@health.nsw.gov.au

Interim Audit Advice (0503-1913-1): Site Audit Engagement and Audit Status, New Maitland Hospital – Part Lot 401, Metford Road, Metford NSW

Dear Gavin,

1. Introduction

Andrew Lau, of JBS&G Australia Pty Ltd (JBS&G), was engaged by Health Infrastructure (HI, the Client) to conduct a site audit at the land located at Part Lot 401 in deposited plan (DP) 755237, located at Metford Road, Metford (the site). The site audit relates to the proposed development of the site as an on-grade carpark as part of the adjacent New Maitland Hospital (NMH) development.

Andrew Lau is a Site Auditor accredited by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997* (CLM Act 1997) (Accreditation Number 0503).

2. Audit Status

To date the following audit functions have been completed at the site:

- 2 May 2019 – Commencement of the site audit (audit reference no.: 0503-1913).
- 8 May 2019 – Review of reports made available to the auditor containing background information as relevant to the current audit boundary. Based on the review, the auditor identified potential data gaps for consideration as part of future site investigations.
- 10 July 2019 – Review and endorsement of a sampling and analysis quality plan (SAQP) prepared by the appointed consultant, GHD (GHD 2019¹). The SAQP was found to be appropriate for the proposed investigation works and sufficiently address the previous auditor comments as well as relevant guideline requirements.

The auditor is satisfied that the works completed to date by the consultant (GHD) have been undertaken in accordance with relevant guidelines made or approved by the NSW Environment Protection Authority (EPA). It is envisaged that a remediation action plan (RAP) will be prepared by the consultant upon completion of the site investigation works, outlining the remediation and validation works required to make the site suitable for the proposed uses. It is also anticipated that a validation report and long-term site management plan (LTEMP) will be prepared by the consultant upon completion of site remediation and validation works.

¹ Sampling and analysis quality plan, New Maitland Hospital - Part Lot 401, GHD, 19 July 2019 (GHD 2019)

3. Remediation / Validation Process to Make the Site Suitable for the Proposed Landuse

The proposed approach to dealing with contamination at the site is consistent with the relevant guidance provided in 'Managing Land Contamination Planning Guidelines – SEPP55 Remediation of Land' (DUAP 1998) and the guidelines made or approved by the NSW EPA under the provisions of the *Contaminated Land Management Act 1997*.

The site investigation report(s), RAP, validation report(s) and LTEMP will be reviewed by the auditor and will form the basis of a site audit statement (SAS) and site audit report (SAR) to be produced at the completion of site remediation and validation works.

Please note that this interim advice does not constitute a Site Audit Statement or a Site Audit Report, but is provided to assist in the assessment and management of contamination issues at the site in regard to requirements of the site audit. The information provided herein should not be considered pre-emptive of the final audit conclusions, but rather represent the findings of the audit based on a preliminary review of available site information. Furthermore, the interim advice should not be regarded as approval of any proposed investigations or remedial activities, as any such approval is beyond the scope of an independent auditor.

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email alau@jbsg.com.au.

Yours sincerely:



Andrew Lau
NSW Accredited Site Auditor
JBS&G Australia Pty Ltd

Attachments (1) Limitations

Attachment 1 – Limitations

This audit was conducted with a reasonable level of scrutiny, care and diligence on behalf of the client for the purposes outlined in the *Contaminated Land Management Act 1997*. The data used to support the conclusions reached in this audit were obtained by other consultants and the limitations which apply to the consultant's report(s) apply equally to this audit report.

Every reasonable effort has been made to identify and obtain all relevant data, reports and other information that provide evidence about the condition of the site, and those that were held by the client and the client's consultants, or that were readily available. No liability can be accepted for unreported omissions, alterations or errors in the data collected and presented by other consultants. Accordingly, the data and information presented by others are taken and interpreted in good faith.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements. Limited sampling and laboratory analyses were undertaken as part of the investigations reviewed, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this audit are based on the information obtained at the time of the investigations.