

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 21 February 2005. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. WRR101/13

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: Dr William Ryall

Company: ENSR Australia Pty Ltd

Address: Level 5, 828, Pacific Highway, Gordon, NSW. Postcode: 2072

Phone: 02 8484 8999

Fax: 02 8484 8989

Site details

Address: Southern Employment Lands, Boral Greystanes Estate,

Reconciliation Road, Prospect, NSW

Postcode: 2148

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

Proposed Lot 2 being Part of Lot 140 in DP 1061621, Part Lot 507 in DP 1042806, Part Lot 12 in DP 1031817, Part Lot 4 in DP 1066170 and Lot 308 in DP 1035614, as shown on the attached survey drawing.

Local Government Area: Holroyd City Council.

Area of site (e.g. hectares): 21.54 ha (approximately).

Current zoning: Employment Lands (SEPP 59).

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/Notice* no(s): Not applicable.

** Strike out as appropriate*

Site audit commissioned by

Name: Mr S Hafer

Company: Boral Recycling Pty Ltd

Address: Clunies Ross Street, Greystanes, NSW

Postcode: 2145

Phone: 02 9636 8759

Fax: 02 9631 6511

Name and phone number of contact person (if different from above): Not applicable

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]*): Commercial/industrial purposes~~

Information sources for site audit

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

PB Environmental Pty Ltd, RCA Australia Pty Ltd and GHD Pty Ltd

Title(s) of report(s) reviewed:

- 1 "Report for Boral Quarry, Prospect. Investigation of the Southern Employment Lands", by GHD, dated June 2008.
- 2 "Report for Boral Quarry, Prospect. Remediation and Validation of the Quarry Compound and UST Area", by GHD, dated July 2008.
- 3 "Report for Boral Prospect Quarry. Groundwater Monitoring - Former Quarry Compound", by GHD, dated July 2008.
- 4 "Environmental Site Assessment, Greystanes Estate, Separable Portion 4, Part Lot 215 DP1030744" by RCA Australia dated February 2004.
- 5 "Environmental Site Assessment, Material Placement Report 1, Southern Employment Land (SEL), Prospect Quarry, Greystanes, NSW" by PB Environmental Pty Ltd dated March 2005.
- 6 "Materials Placement Report 2 (May 2004 to July 2006), Southern Employment Land (SEL), Prospect Quarry, Greystanes, NSW" by PB Environmental Pty Ltd dated August 2006.
- 7 "Materials Placement Report 3 (August 2006 – December 2007), Southern Employment Land (SEL), Prospect Quarry, Greystanes, NSW" by PB Environmental Pty Ltd dated June 2008.
- 8 "Materials Placement Report 4 (January 2008 – May 2008), Southern Employment Land (SEL), Prospect Quarry, Greystanes, NSW" by PB dated July 2008.

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

- 1 “Summary Site Audit Report, Review of Stage 1 Preliminary Site Investigation, Southern Employment Land, Greystanes Development Estate, Clunies Ross Street, Greystanes” dated 5 August 2005.
- 2 Site Audit Report. “Suitability of Materials Placed to June 2005, Boral Greystanes Quarry, Clunies Ross Street, Greystanes” dated 5 August 2005.
- 3 Site Audit Report. “Suitability of Materials Placed May 2004 to July 2006, Boral Greystanes Quarry, Clunies Ross Street, Greystanes” dated 2 February 2007.
- 4 Site Audit Report. “Suitability of Materials Placed August 2006 – December 2007, Boral Greystanes Quarry, Clunies Ross Street, Greystanes” dated July 2008.
- 5 Site Audit Report. “Suitability of Materials Placed January – May 2008, Boral Greystanes Quarry, Clunies Ross Street, Greystanes” dated July 2008.

Site audit report

Title: “Site Audit Report. Southern Employment Lands – Stage 1, Boral Greystanes Development, Greystanes, NSW”

Report no: S40676_SARSELStage1_8Aug08

Date: 8 August 2008

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

1. Reports forming the basis for the site audit

The suitability of Southern Employment Land – Stage 1 has been assessed by reference to the following consultants' reports, referred to above, which were of two types:

- **Materials Placement Reports**, which documented the program of placement of materials into the former quarry and their validation as suitable for use on land proposed to be used for commercial/industrial purposes; and
- **Environmental Assessment and Validation Reports**, which documented the program of environmental assessment undertaken and

the program of additional environmental assessment on parts of the Site where areas of environmental concern were identified and the programs of remediation and validation undertaken in the parts of the Site where contamination was identified.

2. Petroleum hydrocarbons remaining in easement

The Auditor notes that medium and heavy fraction petroleum hydrocarbons were identified at one location in the north-western corner of the Site where excavation could not proceed due to the presence of electricity and water services within an easement that provided access for an interim sewer pumping station operated by Sydney Water.

The consultant considered the extent of the remaining impact for petroleum hydrocarbons to be of limited extent and that the concentrations of petroleum hydrocarbons, although exceeding criteria suitable for sensitive land use, "...does not preclude, from a contamination (human health) perspective, the suitability of the Site for the proposed commercial/industrial use due to... the nature of the contamination, its location, its restricted extent and the absence of toxic substances, such as light fraction petroleum hydrocarbons, BTEX compounds (benzene, toluene, ethylbenzene, xylenes) and polycyclic aromatic hydrocarbons and the absence of impact to groundwater".

The Auditor agrees with the consultant's conclusion and considers that a long-term Environmental Management Plan is not required to manage the impact identified in this location.

Section B

Purpose of the plan¹ which is the subject of the audit is to develop technically defensible and environmentally sound remedial strategy that once completed will render the Site suitable for commercial and industrial land use.

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):~~

Overall comments:

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

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. 9809).

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 8 August 2008.

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.