

Site audit commissioned by

Name Patrick Murphy

Company Brookfield Multiplex Constructions Pty Ltd

Address Level 22, 135 King Street

Sydney

Postcode 2000

Phone 9322 2000

Fax 9322 2001

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

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 **management plan** (please specify intended use[s]) High Density Residential Use with Parking

Information sources for site audit

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

Coffey Geotechnics Pty Ltd

JBS Environmental Pty Ltd

Title(s) of report(s) reviewed (Only Final Reports listed)

1. Coffey Geotechnics (Jan 2011) Waste Classification Assessment, College Development, University of NSW Kensington; Ref: ENAURHOD04099AA;
2. Coffey Geotechnics (May 2011) Geotechnical and Environmental Report, UNSW Gate 2 Student Residences; Ref: GEOTLCCOV24080AD-AB;
3. JBS Environmental (August 2011) Additional Environmental Site Assessment, Gate 2 Accommodation Project, UNSW Kensington Campus, off High Street, Kensington, NSW; Ref: JBS 41773-17944 Rev 0;
4. JBS Environmental (September 2011) Remedial Action Plan, Gate 2 Accommodation Project, UNSW Kensington Campus, off High Street, Kensington, NSW; Ref: JBS 41773-180003 Rev 0;
5. JBS Environmental (November 2011) Validation Report, Gate 2 Accommodation Project, UNSW Kensington Campus, off High Street, Kensington, NSW; Ref: JBS 41773-18484 Rev 1;
6. JBS Environmental (December 2011) Environmental Management Plan, Gate 2 Accommodation Project, UNSW Kensington Campus, off High Street, Kensington, NSW; Ref: JBS 41773-18543 Rev 2.

* Select as appropriate

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

1. UNSW Gate 2 Student Accommodation Historical Archaeological Assessment Prepared by Godden Mackay Logan, May 2011
2. DA Conditions of Consent DA 385-2011(2)

Site audit report

Title Site Audit Report

Gate 2 Avenue (off High Street), University of New South Wales Kensington Campus, Kensington, NSW

Report no. 24427

Date 12 December 2011

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

* Select as appropriate

Section B

Purpose of the plan¹ which is the subject of the audit

High Density Residential, comprising a basement carpark, ground floor retail, residential apartments above and basement car parking

I certify that, in my opinion:

☒ the nature and extent of the contamination **HAS** been appropriately determine

AND/OR

☒ the investigation/remedial action/management plan* **IS** 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 managed in accordance with the following management plan (insert title, date and author of plan)

Environmental Management Plan Gate 2 Accommodation Project UNSW Kensington Campus, off High Street, Kensington, NSW, December 2011, JBS 41773-18543 Rev 2

subject to compliance with the following condition(s):

The EMP comprises the following key long-term management aspects:

1. Installation of a white geotextile fabric (bidum) over remaining fill material as a marker layer prior to installation of capping to provide a warning to future site users, personnel and contractors of the presence potentially impacted fill material at greater depths;
2. Maintenance of 200mm of mulch cover and existing 300mm of existing non-impacted fill above potentially impacted fill within the tree preservation area in the northern portion of the site; and
3. Maintaining permanent paving cover, including footpaths, southern road and driveway and foundation structures.

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

Overall comments

The investigation and assessment works reviewed are considered to have met the requirements of NSW DEC (2006) and other relevant guidelines endorsed under s.105 of the CLM Act and the objectives of the Site Audit.

The Auditor considers there is a requirement for ongoing management of residual minor areas of petroleum hydrocarbons (TPH C10-C36), organochlorine pesticides OCPs (Aldrin & Dieldrin), benzo(a)pyrene and potential asbestos impacts. The EMP (JBS, Environmental Management Plan, Gate 2 Student Accommodation Project, UNSW Kensington Campus, off High Street, Kensington, NSW; Ref JBS41773-18543 (Rev 0) is considered suitable to manage the residual contamination.

On this basis this Site Audit Statement is issued certifying that, in the opinion of the Site Auditor, the site is suitable for high density residential with minimal accessible soils landuse, that comprising a basement carpark, ground floor retail, residential apartments above and basement car parking subject to the implementation of the referred EMP.

The Auditor notes that Council has agreed to the responsibilities of enforcing the EMP through the relevant provisions of the Environmental Planning and Assessment Act 1979

PART III: Auditor's declaration

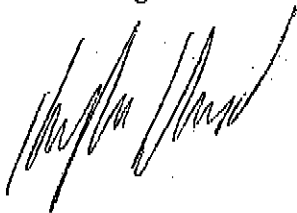
I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (Accreditation No. 0302).

I certify that:

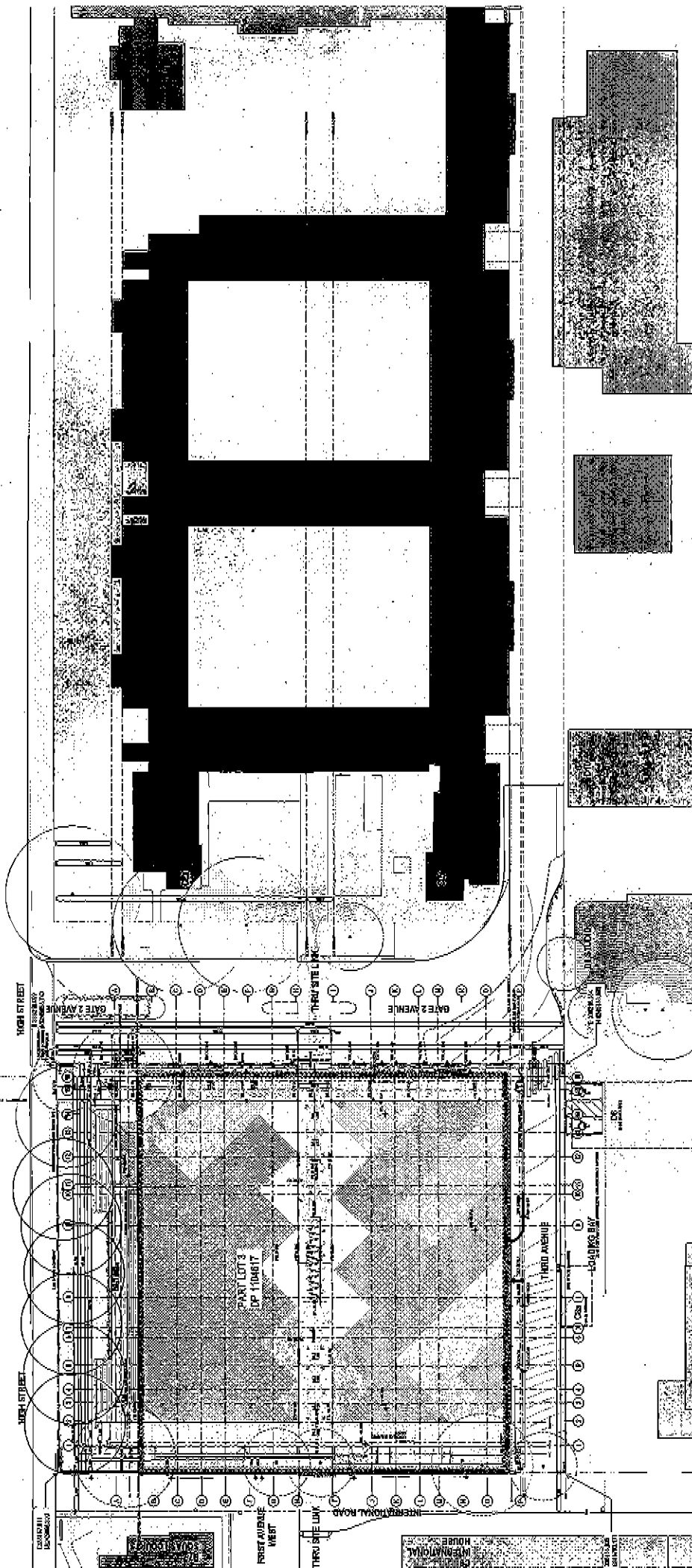
- I have completed the site audit free of any conflicts of interest as defined in the *Contaminated Land Management Act 1997*, and
- with due regard to relevant laws and guidelines, I have examined and am familiar with the reports and information referred to in Part I of this site audit, and
- on the 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 12 December 2011

[illegible]

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:

Office of Environment & Heritage, Department of Premier and Cabinet
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.

OEH
May 2011

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. 0301-0803

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 **James Davis** Company **CH2M Hill Australia Pty Ltd**
Address **Level 7, 9 Help Street**
CHATSWOOD NSW Postcode **2067**
Phone **02 9950 0200** Fax **02 9950 0600**

Site Details

Address **UNSW – Student Accommodation, High Street, Gate 4, Old Tote Building**
Kensington, NSW Postcode **2033**

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

Lot 3 in DP 1104617, land bounded by High Street and the UNSW campus grounds
(See attached figure)

Local Government Area **Randwick City Council**

Area of Site (eg. hectares) **1.85 ha** Current zoning **No. 5 Special Uses Zone
LEP (1998)**

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) N/A.....

.....

* *Strike out as appropriate*

Site audit commissioned by

Name **Darren Skinner** Company **WATPAC NSW Pty Ltd**
Address **UNSW - Student Accommodation, High Street, Gate 4, Old Tote Building**
Kensington NSW Postcode **2033**
Phone **02 8853 0144** Fax **02 9662 7836**
Name and phone number of contact person (if different from above)
.....

Purpose of site audit

☒ **A. To determine land use suitability (please specify intended use[s])**

Student accommodation equivalent to residential land use with minimum access to soil

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

Consultant(ies) **Douglas Partners, EBG Environmental**

Title(s) of report(s) reviewed

Douglas Partners (2006): Report on Preliminary Contamination Assessment, High Street Housing Project, Kensington Campus. October 2006.

Douglas Partners (2008a): *Report on Phase 2 Contamination Assessment, High Street Housing Project, UNSW, Kensington Campus.* April 2008.

Douglas Partners (2008b): *Report on Remediation Action Plan, High Street Housing Project, UNSW, Kensington Campus.* April 2008.

Douglas Partners (2008c): *Report on Validation Assessment, High Street Housing Project, UNSW, Kensington.* April 2008.

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

Douglas Partners (2006): *Report on Hazardous Material Inspection, High Street Housing Project, UNSW, Kensington.* October 2006.

ANSTO (2007): *The Retrieval and Transport of an AAEC supplied Cobalt 60 Source from the UNSW to ANSTO's Lucas Heights Facility on 23rd September 2007, prepared by ANSTO Radiation Protection Services, Safety & Radiation Services Division.* 21 November 2007.

EBG Environmental (2008): *Site Assessment - Suspected Asbestos Contamination including Preliminary Remediation Action Plan.* January 12 2008.

EBG Environmental (2008): *Remediation and Investigation Report.* January 25 2008.

Site audit report

Title **Watpac NSW Pty Ltd Ltd Site Audit Report Proposed Student Accommodation
UNSW, Gate 4 High Street**

Report no. **371073/0301-0803**

Date **April 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:

.....

** Strike out as appropriate*

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, recreation, 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.

*** Strike out as appropriate**

Overall comments

An Asbestos Management Plan (AMP) has been prepared to manage the potential for undiscovered fragments of fibre cement sheet containing asbestos. An AMP is not considered necessary for the ongoing management of the site with regard to the proposed land use, however with consideration to the inability to ever declare a site completely free of a discrete contaminant such as asbestos, the risk that asbestos may remain on this site despite the efforts to remove all asbestos identified in the recent remediation works and the requirement to control and manage any potential exposure to asbestos the AMP has been prepared to be implemented during the construction phase of the student accommodation.

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. **0301**).

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: 28 April 2008

PART IV: Explanatory notes

To be complete, a site audit statement form must be issued with all four parts.

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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*.

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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.

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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)

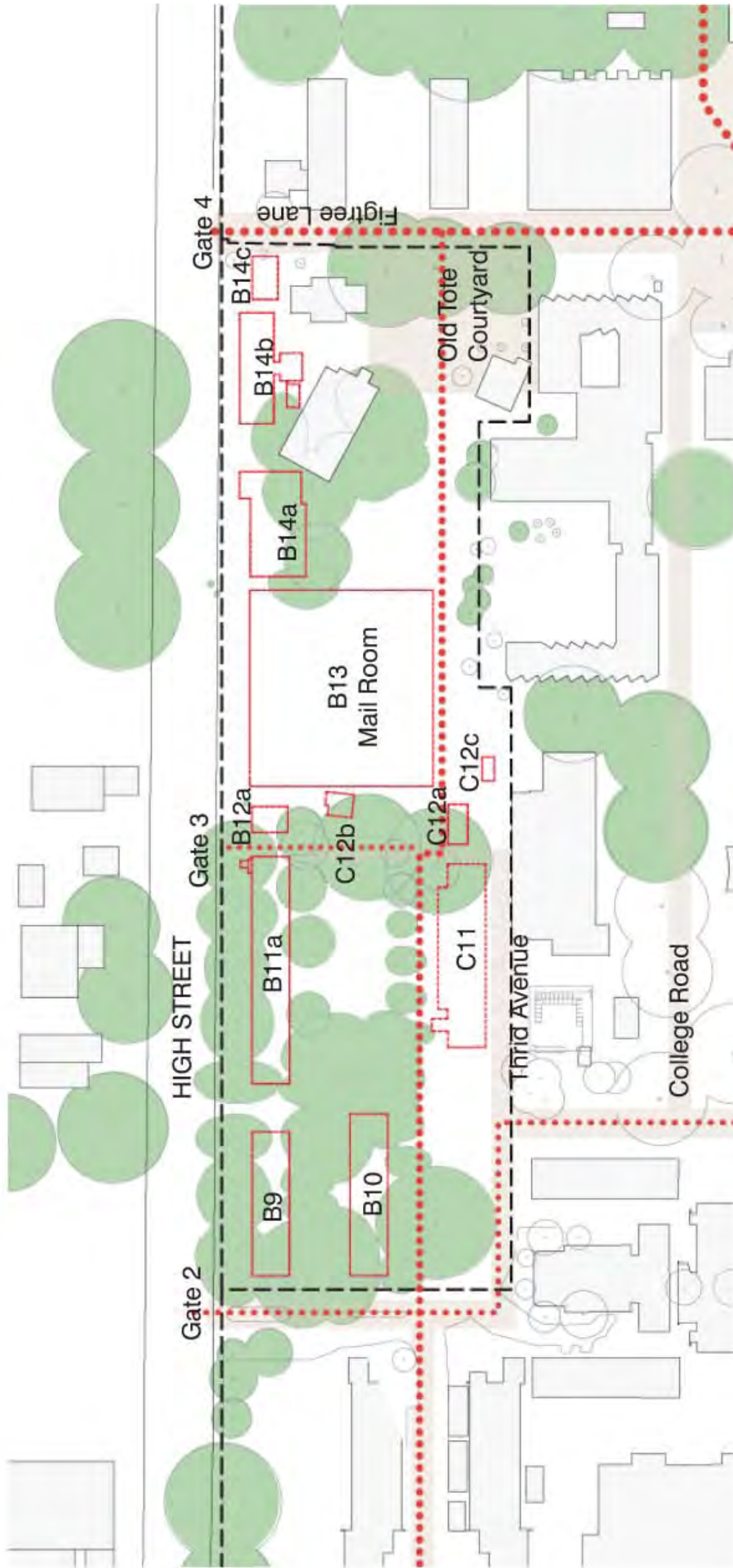
Contaminated Sites Section

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.



Existing Buildings

Site Audit Area

LEGEND:



True North

Existing Trees

Buildings Demolished

--- Site Audit Area