

# 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 31<sup>st</sup> October 2012. For more information about completing this form, go to Part IV.**

## PART I: Site audit identification

### Site audit statement no. 0301-1605

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 Enviroview Pty Ltd

Address PO Box 327

GLADESVILLE NSW

Postcode 1675

Phone 0467 375 481

Fax 02 9817 7004

### Site details

Address Site 9, Sarah Durack Avenue and Olympic Boulevard

SYDNEY OLYMPIC PARK NSW

Postcode 2127

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

Part Lot 3003 DP 1182602 (See attached plan)

Local Government Area City of Parramatta Council

Area of site (e.g. hectares) 3,186 m<sup>2</sup>

Current zoning B4 Mixed Use under SEPP2005  
State Significant Precincts – Sydney Olympic Park

To the best of my knowledge, the **site is/is not**\* the subject of a declaration, order, agreement, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*.

~~Declaration/Order/Proposal/Agreement/~~**Notice\* no(s)**

**Notice of Maintaining Remediation 28040 Issued 23 January 2009**

*\*Strike out as appropriate*

**Site audit commissioned by**

Name Michael Azar Company Ecove Site 9 Pty Ltd  
Address Locked Bag 1451  
MEADOWBANK NSW Postcode 2114  
Phone 02 9763 0444 Fax N/A  
Email micheal@ecove.com.au

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

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**Purpose of site audit**

- ~~A. To determine land use suitability (please specify intended use[s])  
Residential with 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])**  
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**Information sources for site audit**

Consultancy(ies) which conducted the site investigation(s) and/or remediation  
URS, Douglas Partners, DLA Environmental.

**Title(s) of report(s) reviewed**

- URS. Environmental and Geotechnical Investigation, Site 9, Sydney Olympic Park. (Report ref.: 50244/R001-A.doc). 3 December 2002. (URS, Dec 2002a)
- URS. Indicative Remediation Action Plan, Site 9, Sydney Olympic Park. (Report ref.: 50244/004/DELIVERABLE\R002-A.DOC) 4 December 2002. (URS, Dec 2002b)
- Douglas Partners (DP). Report on Waste Classification Assessment, Site 9, Cnr Sarah Durack & Olympic Boulevard, Sydney Olympic Park, NSW. (Report ref.: 35932). May 2003. (Douglas Partners, May 2003)
- DLA Environmental (DLA). Supplementary Site Assessment, Site 9 – Sydney Olympic Park, Corner of Sarah Durack Avenue and Olympic Boulevard, Sydney Olympic Park, NSW 2127. (Report ref.: DL3620\_4494, Version 1.1). 6 May 2016. (DLA, May 2016)
- DLA Environmental (DLA). Remediation Action Plan, Site 9, Corner Sarah Durack Avenue & Olympic Boulevard, Homebush NSW 2127. (Report Ref: DL3620\_S005864, Version 3.4). 2 December 2016. (DLA, December 2016a)
- DLA Environmental (DLA). Hazardous Ground Gas Assessment and Management Plan, Site 9. (Report ref.: DL\_S005845, Version D). 19 December 2016. (DLA, December 2016b)

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

- NSW Department of Planning and Environment (NSW DPE). Secretary's Environmental Assessment Requirements, Application Number SSD 7445, Site 9, Corner Sarah Durack Avenue and Olympic Boulevard, Sydney Olympic Park. (Report ref.: SSD 7445). 8 January 2016. (NSW DPE, Jan 2016)

***\*Strike out as appropriate***

NSW Environment Protection Authority (NSW EPA). Letter to Department of Planning and Environment: Request for EPA Input to Residential/Commercial Mixed Use Development at Site 9, Corner Sarah Durack Avenue and Olympic Boulevard, Sydney Olympic Park (SSD 7445). (Report ref.: DOC16/201154-03). 3 June 2016. (NSW EPA, June 2016)

Sydney Olympic Park Authority (SOPA). Letter to Department of Planning and Environment: Response to Notice of Exhibition – SSD 7445, Site 9, Sydney Olympic Park. 6 June 2016. (SOPA, June 2016)

NSW Department of Planning and Environment (NSW DPE). Response to Submissions: State Significant Development Application for a Mixed Use Development at Site 9, Sydney Olympic Park (SSD 7445). (Report ref.: SSD 7445). 9 June 2016. (NSW DPE, June 2016)

**Site audit report**

Title: Site Audit Report Site 9, Sarah Durack Avenue and Olympic Boulevard, Sydney Olympic Park, NSW

Report No: 600090\_0301-1605

Date: 20<sup>th</sup> December 2016

## 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:

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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

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**Section B**

Purpose of the plan<sup>1</sup> which is the subject of the audit .....

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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 and management plan\* (insert title, date and author of plan)**

DLA Environmental (DLA). Remediation Action Plan, Site 9, Corner Sarah Durack Avenue & Olympic Boulevard, Homebush NSW 2127. (Report Ref: DL3620\_S005864, Version 3.4). 2 December 2016. (DLA, December 2016a)

DLA Environmental (DLA). Hazardous Ground Gas Assessment and Management Plan, Site 9. (Report ref.: DL\_S005845, Version D). 19 December 2016. (DLA, December 2016b)

**subject to compliance with the following condition(s):**

1. A Section B Site Audit Statement, is to be issued prior to the remediation works and prior to the commencement of construction works that certifies the appropriateness of the following detailed plans: remediation action plan, leachate management plan, gas management plan, and any other environmental management plan developed for the site. This should be a requirement prior to the issuance of a construction certificate for in-ground building works.
2. A Section B Site Audit Statement, is to be issued following the remediation and construction works but prior to the occupancy certificate being issued; this site audit statement should certify that the land can be made suitable for its uses subject to implementation of the above plans.

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

\* **Strike out as appropriate**

3. Interim Site Audit Advices, issued annually until a Section A Site Audit Statement has been issued; the interim site audit advices should confirm that the implementation of the above plans is appropriate and that the objectives of the plans are being met.
4. A Section A Site Audit Statement, issued three years after the first Interim Site Audit Advice has been issued; this site audit statement should certify that the site is suitable for its uses subject to the ongoing implementation of the above plans.
5. A Groundwater/Leachate Management Plan and Construction Environmental Management Plan are to be prepared prior to construction as they relate to the proposed remediation both during construction and long-term (post-construction) and should be subject to review by the Site Auditor in the conduct of the abovementioned Site Audits. This should be a requirement prior to the issuance of a construction certificate for in-ground building works.
6. A Long-Term Management Plan should be prepared and implemented detailing the requirements for the ongoing maintenance, management and monitoring of the Hazardous Ground Gas Management system and subject to review by the Site Auditor in the conduct of the abovementioned Site Audits. This should be a requirement prior to the issuance of an occupancy certificate.

**Overall comments**

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**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 20<sup>th</sup> December 2016

## 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.

