



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 12 October 2017.

For information about completing this form, go to Part IV.

Part I: Site audit identification

Site audit statement no. **233G**

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 Ian C Swane

Company Ian Swane & Associates Pty Ltd

Address PO Box 359, Mortdale NSW

Postcode 2223

Phone 0418 867 112

Email iswane@bigpond.com

Site details

Address Proposed primary school site in part of The Hermitage Estate, 810 - 812 Camden Valley Way, Gledswood Hills NSW (**Figures 1 & 2**)

Postcode 2557

Property description

(Attach a separate list if several properties are included in the site audit.)

Lot 3 in DP1227491 located in the eastern part of The Hermitage Estate – refer **Figure 2**.
Property forms a proposed primary school site within The Hermitage Estate.

Local government area Camden Council

Area of site (include units, e.g. hectares) 2.437 ha (24,370 m²) out of a total area for The Hermitage Estate of 113.6 ha

Current zoning General Residential (R1)

Regulation and notification

To the best of my knowledge:

☐ ~~the site is the subject of a declaration, order, agreement, proposal or notice under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985, as follows: (provide the no. if applicable)~~

☐ ~~Declaration no.~~

☐ ~~Order no.~~

☐ ~~Proposal no.~~

☐ ~~Notice no.~~

☐ ~~the site is not the subject of a declaration, order, proposal or notice under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.~~

To the best of my knowledge:

☐ ~~the site has been notified to the EPA under section 60 of the Contaminated Land Management Act 1997~~

☒ the site **has not** been notified to the EPA under section 60 of the *Contaminated Land Management Act 1997*.

Site audit commissioned by

Name Brent Thompson

Company Sekisui House Australia Pty Limited

Address 68 Waterloo Road, Macquarie Park NSW

Postcode 2113

Phone (02) 8817 4839

Email brent.thompson@sekisuihouse.com.au

Contact details for contact person (if different from above)

Name Raj Sharma, Sekisui House

Phone 0430 303 171

Email Raj.Sharma@sekisuihouse.com.au

Nature of statutory requirements (not applicable for non-statutory audits)

☐ ~~Requirements under the Contaminated Land Management Act 1997
(e.g. management order; please specify, including date of issue)~~

☐ ~~Requirements imposed by an environmental planning instrument
(please specify, including date of issue)~~

☒ Development consent requirements under the *Environmental Planning and Assessment Act 1979* (please specify consent authority and date of issue)

Camden Council (28 January 2014) "*Development Consent No. DA 854/2013, 810C and 812 Camden Valley Way, A The Hermitage Way and 29 Tarrawarra Avenue, Gledswood Hills, Lots 3 and 5 DP 1175488, Lot 4117 DP 1173178, and Lot 2076 DP 1161618*" (Ref [62])

☐ ~~Requirements under other legislation (please specify, including date of issue)~~

Purpose of site audit

☒ **A1** To determine land use suitability

Residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, (no poultry), also includes children's day care centres, preschools and primary schools (Residential A in NEPM 2013)

~~OR~~

☐ ~~**A2** To determine land use suitability subject to compliance with either an active or passive environmental management plan (EMP)~~

~~Intended uses of the land:~~ _____

~~OR~~

~~(Tick all that apply)~~

~~☐ **B1** To determine the nature and extent of contamination~~

~~☐ **B2** To determine the appropriateness of:~~

~~☐ an investigation plan~~

~~☐ a remediation plan~~

~~☐ a management plan~~

~~☐ **B3** To determine the appropriateness of a **site testing plan** to determine if groundwater is safe and suitable for its intended use as required by the *Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017*~~

~~☐ **B4** To determine the compliance with an approved:~~

~~☐ **voluntary management proposal** or~~

~~☐ **management order** under the *Contaminated Land Management Act 1997*~~

~~☐ **B5** To determine if the land can be made suitable for a particular use (or uses) if the site is remediated or managed in accordance with a specified plan.~~

~~Intended uses of the land:~~

Information sources for site audit

Consultancies which conducted the site investigations and/or remediation:

Douglas Partners, Godden Mackay Logan, CH2MHill, DLA Environmental, Noel Arnold & Associates, Environ & Burton Contractors, J&K & EIS, ERM

Titles of reports reviewed:

1. Douglas Partners (28 February 2007) "*Report on Land Compatibility and Contamination Assessment, Turner Road Precinct, Catherine Field and Currans Hill*". Prepared for Growth Centres Commission
2. Godden Mackay Logan (March 2007) "*GCC Turner Road Precinct Heritage Assessment*". Prepared for the Growth Centres Commission
- 2b Douglas Partners (2008) "*Report on Phase 2 Contamination Assessment, Development Stages 1 and 2 NSW Clubs Lands, Turner Road Precinct, Catherine Fields*". Prepared for Paynter Dixon Golf Pty Ltd, Project 40741.03-1
3. Douglas Partners (January 2010) "*Report on Phase 2 Contamination Assessment, Eastern Portion, The Hermitage, Camden Hills*". Prepared for SH Camden Valley Pty Ltd, Project 40741.03-2
- 3b CH2MHill (15 July 2010) Site Audit Statement for Former Dairy Operation (AEC 2) at 668, 669 & 810 – 812 Camden Valley Way, Catherine Field NSW 2171, Site audit statement number 0301-1008 by James Davis, 9 pages. Prepared for SH Camden Valley Pty Ltd
4. Douglas Partners (January 2011) "*Report on Remedial Action Plan, Stages 3, 4 & 5, The Hermitage, Catherine Field*". Prepared for SH Camden Valley Pty Ltd, Project 40471.50

5. Douglas Partners (October 2011) "*Report on Remedial Action Plan, AEC5, Stage 4, The Hermitage Estate*". Prepared for SH Camden Valley Pty Ltd, Project 34295.02
6. Douglas Partners (November 2011) "*Salinity Investigation and Management Plan Stages 3 and 4 – The Hermitage Estate, Catherine Field*". Prepared for SH Camden Valley, Project 34295.01
7. Douglas Partners (18 April 2012) "*Remedial Action Plan Addendum, Stage 4 Additional Area, The Hermitage Estate, Gledswood Hills*". Prepared for SH Camden Valley Pty Ltd, Project 34295.08
8. DLA Environmental (3 October 2012) "*Waste Characterisation and Classification, Report No: WC_AEC5-01*". Prepared for SH Camden Valley Pty Ltd (included in Appendix D, Ref [8])
9. DLA Environmental (May 2013) "*Validation Report, The Hermitage Stage 4 including AEC5, Lot 4 DP 1175488, Camden Valley Way, Gledswood Hills NSW 2557*". Prepared for SH Camden Valley Pty Ltd, Revision R01. Report No: DL2641_S000559
10. DLA Environmental (9 May 2013) Letter Report "*Validation Report – The Hermitage Stage 4 including AEC5, Camden Valley Way, Gledswood Hills, NSW (report ID: DL2641_S000442)*". Report No: DL2641_S000560
11. Douglas Partners (March 2012) "*Report on Remediation Action Plan, Stages 7 – 10 and Stages 12 – 14 The Hermitage Gledswood Hills*". Prepared for SH Camden Valley Pty Ltd, Project 34295.06
12. DLA Environmental (20 August 2012) "*Waste Characterisation and Classification, Report No: W-01*". Prepared for SH Camden Valley Pty Ltd (included in Appendix D, Ref [14])
13. DLA Environmental (12 April 2013) "*Waste Characterisation and Classification, Report No: W-02_S000484*". Prepared for SH Camden Valley Pty Ltd (included in Appendix D, Ref [14])
14. DLA Environmental (October 2013) "*Validation Report, The Hermitage Stages 7 – 10 & 12 – 14, Part Lot 4 and 7 DP 1175488, 810 – 812 Camden Valley Way, Gledswood Hills NSW 2557*". Prepared for SH Camden Valley Pty Ltd, Report No: DL2641_000830
15. DLA Environmental (18 October 2013) "*Addendum to Validation Report for Stage 7 – 10 and 12 – 14 Validation Report, The Hermitage Development, Gledswood Hills R02 (DL2641_S000983)*"
16. DLA Environmental (February 2011) "*Validation Report, Stockpiled Material, Stockpile Footprint and Residual Land, Part Lot 100 DP 1153216, 969 Camden Valley Way, Catherine Fields NSW 2557*". Prepared for SH Camden Valley Pty Ltd, Report No: DL2641
17. Noel Arnold & Associates (March 2011) "*Site Audit Report, Stockpile Management Area, 696 Camden Valley Way, Catherine Field NSW*". Prepared for SH Camden Valley Pty Ltd, Report No: SS0399:89177
- 17b Environ (November 2011) "*Report – The Hermitage Stage 2A, 668, 696 & 810 Camden Valley Way, Catherine Field*". Report No: MGH 102 prepared for SH Camden Valley (includes site audit statement MGH 102)

18. DLA Environmental (June 2012) "*Validation Report, The Hermitage AEC1 and Stage 3, Part Lot 2077 DP 1161618, Camden Valley Way, Catherine Fields NSW 2557*". Prepared for SH Camden Valley Pty Ltd, Report No: DL2641
19. Environ (July 2012) "Site Audit Report – The Hermitage Stage 3, 810 Camden Valley Way". Report No: MGH 102-1 prepared for SH Camden Valley
- 19b. Environ (July 2012b) "*The Hermitage, 810 Camden Valley Way, Former Maintenance Depot (AEC 1)*". Report No: MGH 102-2 prepared for SH Camden Valley (includes site audit statement MGH 102-2)
20. Douglas Partners (August 2013) "*Report on Remediation Action Plan, AEC 9, 10, 11 Remaining Buried Asbestos Pipe System and Greens and Tees, The Hermitage Gledswood Hills*". Report No: 34295.27 prepared for SH Camden Valley Pty Ltd
21. DLA Environmental (11 April 2014) Letter "*Amendment to Remediation Action Plan for Remainder of The Hermitage Development, Gledswood Hills, NSW*". Document No: DL2641_S001567 prepared for SH Camden Valley Pty Ltd
22. DLA Environmental (September 2014) "*Validation Report, The Hermitage Stages 15 and Link Road, 810 – 812 Camden Valley Way, Gledswood Hills NSW 2557*". Report No: DL2641_S002017 (revision R01) prepared for SH Camden Valley Pty Ltd
23. DLA Environmental (June 2015) "*Validation Report, The Hermitage Remaining Areas, 810 – 812 Camden Valley Way, Gledswood Hills NSW 2557*". Report No: DL2641_S003070 (revision R02) prepared for SH Camden Valley Pty Ltd
24. DLA Environmental (5 June 2015) "*Site Auditor Review Comments Response – Final Remediation Works at The Hermitage, 810 – 812 Camden Valley Way, Gledswood Hills NSW 2557*". Report No: DL2641_S003031, 19 pages
25. Burton Contractors Pty Ltd (20 June 2014) "The Hermitage Western Precinct – Project Management Plan". Report No: WP PMP Rev A prepared for Sekisui House
26. DLA Environmental (17 June 2015) "*Site Auditor Review Comments Response – Final Remediation works at The Hermitage, 810-812 Camden Valley Way, Gledswood Hills NSW 2557*". Report No: DL2641_S003087, 12 pages
27. DLA Environmental (19 June 2015) "*Additional Validation Works – Final Remediation Works at The Hermitage, 810 – 812 Camden Valley Way, Gledswood Hills NSW 2557*". Report No: DL2641_S003087, 45 pages
28. DLA Environmental (March 2015) "*Validation Works, AEC 4 The Hermitage Development, Gledswood Hills NSW*". Report No: DL2641_S002672 prepared for SH Camden Valley Pty Ltd, 98 pages
29. JW Prince (17 December 2015) Email providing additional site data
30. J&K (31 May 2017) "*Report to Woolacotts on Geotechnical Investigation for Proposed Gledswood Hills Public School at The Hermitage Way, Gledswood Hills NSW*". Report No: 29990SrptRev1
31. EIS (1 June 2017) "*Report to Woolacotts Consulting Engineers on Preliminary Environmental Site Screening for Proposed Public School at Hermitage Way, Gledswood Hills, NSW*". Report No: E29990KrptRev1
32. DLA (16 August 2017) "*Site Status Report, The Hermitage Estate, Gledswood Hills NSW 2557*". Report No: DL2641_S007297 prepared for Sekisui House Australia

33. ERM (29 May 2018) "*Sampling, Analysis and Quality Plan for Materials Suitability Investigation - School Site, The Hermitage, Gledswood Hills*". Prepared for Sekisui House Australia
34. ERM (22 June 2018) "*Material Suitability Investigation, School Site, The Hermitage, Camden Valley Way, Gledswood Hills NSW 2557*". Report No: 0458751 prepared for Sekisui House Australia
35. ERM (11 July 2018) "*Former Stockpile Footprint Validation: School Site, The Hermitage, Camden Valley Way, Gledswood Hills NSW*". Prepared for Sekisui House Australia

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

50. NSW Department of Planning & Infrastructure (January 2013) "*Indicative Layout Plan, The Hermitage*". Plan No: SEKTR068_M
51. NSW Department of Planning & Infrastructure (10 April 2012) "*Stage 4 Subdivision Plan, The Hermitage*". Plan No: SEKTR138_1
52. Camden Council (26 February 2008) "*Management of Contaminated Lands Policy 3.12*". 44 pages
53. Camden Council (24 May 2012) "*Notice of Determination of Development Application No. 1182 / 2011 (including Section 96 Modifications 1182 (2) / 2011)*". 33 pages
54. YSCO Geomatics (3 September 2012) "*Plan Showing Trenching Works over 'The Hermitage' Stages 4, 12, 13 & 14, within Lot 4 in DP 1175488. Gledswood Hills Camden LGA*". Drawing Ref: 7005 / 267 (included in Ref [8])
55. YSCO Geomatics (7 March 2013) "*Plan Showing Remediation Works over 'The Hermitage' Stage 4, Gledswood Hills Camden LGA*". Drawing Ref: 7005 / 276 (included in Ref [8])
56. Kennedy V J (undated) "*Plan of Subdivision of Lot 4 in DP1175488 and Easements within Lots 2 and 7 in DP1175488, Gledswood Hills*". Plan No: 7005 STG4
57. Camden Council (11 July 2012) "*Notice of Determination of Development Application No. 334 / 2012*". 19 pages
58. Swane I (19 May 2013) Site Audit Statement and Site Audit Report, "*Site Audit 233 by Dr Ian Swane, Proposed Residential Development at Stage 4 of The Hermitage Estate, Camden Valley Way, Gledswood Hills NSW 2557*"
59. NSW Department of Planning & Infrastructure (June 2012) "*South West Growth Centre Land Zoning Map – sheet LZN_009, SEPP (Sydney Growth Region Centres) 2006*"
60. YSCO Geomatics (November 2012) "*Plan of Proposed Subdivision of Lot 7 in DP1175488, being Land in 'The Hermitage' Development, Fairbank Drive, Gledswood Hills Camden LGA*". Drawing Ref: 7005 / 269 (included in Ref [15])
61. Camden Council (26 November 2013) "*Development Consent No: 727/2013, 810C Camden Valley Way & 29 Tarrawarra Avenue, Gledswood Hills; Lot 5, DP 1175488 & Lot 2076, DP: 1161618*". 31 pages
62. Camden Council (28 January 2014) "*Development Consent No. DA 854/2013, 810C and 812 Camden Valley Way, A The Hermitage Way and 29 Tarrawarra Avenue, Gledswood Hills, Lots 3 and 5 DP 1175488, Lot 4117 DP 1173178, and Lot 2076 DP 1161618*". 11 pages

63. Camden Council (11 March 2014) "*Development Consent No. 1065/2013, A The Hermitage Way, 29 Tarrawarra Avenue, 46 Lillydale Avenue, 810C Camden Valley Way Gledswood Hills, Lot: 4117, DP:1173178, Lot:2076, DP:1161618, Lot:5, DP:1175488*". 27 pages
64. Swane I (21 October 2013) Site Audit Statement and Site Audit Report, "*Site Audit 233B by Dr Ian Swane, Proposed Residential Development at Stages 7 – 10 & 12 - 14 of The Hermitage Estate, Camden Valley Way, Gledswood Hills NSW 2557*"
65. YSCO Geomatics (13 August 2014) Survey Plan "*Stage 15, Stage 6 & Link Road Asbestos Pipe and Tees & Greens Removal, The Hermitage Estate, Gledswood Hills Camden LGA*". Drawing Ref: 7005 / 342 (included in Ref [22])
66. Swane I (15 September 2014) Site Audit Statement and Site Audit Report, "*Site Audit 233C by Dr Ian Swane, Proposed Residential Development at Stage 15, Stage 6 and Link Road Areas of The Hermitage Estate, Camden Valley Way, Gledswood Hills NSW 2557*"
67. YSCO Geomatics (10 February 2015) "*Plan Showing Extents of Validation Works at The Hermitage Estate, Gledswood Hills Camden LGA*". Drawing Ref: 7005 / 370 (included in Ref [23])
68. Swane I (22 June 2015) Site Audit Statement and Site Audit Report, "*Site Audit 233D by Dr Ian Swane, Site Audit Report for Additional Stage of Residential Development at The Hermitage Estate, Camden Valley Way, Gledswood Hills NSW 2557*"
69. YSCO Geomatics (21 September 2015) "*Plan Showing Extents of Validation Works over Lot 2 in DP1175488, The Hermitage Estate, Gledswood Hills Camden LGA*". Drawing Ref: 7005/388
70. Development Planning Strategies (29 June 2011) "*Indicative Layout Plan, The Hermitage*"
71. Swane I (20 January 2016) Site Audit Statement and Site Audit Report, "*Site Audit 233E by Dr Ian Swane, Site Audit Report for Riparian Corridor along Southern Boundary of The Hermitage Estate, Camden Valley Way, Gledswood Hills NSW 2557*"
72. YSCO Geomatics (7 October 2015) "*Plan of Proposed Subdivision of Lot 2467&2471 in DP1197381, Lot 1284 in DP1200894 and Lots 1&2 in DP1183133 at The Hermitage Estate - Gledswood Hills, Camden LGA*". Drawing Ref: 7005 / 390D (included in Ref [32])
73. Swane I (5 October 2017) Site Audit Statement and Site Audit Report, "*Site Audit 233F by Dr Ian Swane, Site Audit Report for Proposed Public School at The Hermitage Estate, Camden Valley Way, Gledswood Hills NSW 2557*"

Site audit report details

Title Site Audit 233G by Dr Ian Swane, Up-dated Site Audit Report for Proposed Public School at the Hermitage Estate, Camden Valley Way, Gledswood Hills NSW 2557

Report no. 233G

Date 30/07/2018

Part II: Auditor's findings

Please complete either Section A1, Section A2 or Section B, not more than one section.
(Strike out the irrelevant sections.)

- Use **Section A1** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **without the implementation** of an environmental management plan.
- Use **Section A2** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **with the implementation** of an active or passive environmental management plan.
- Use **Section B** where the audit is to determine:
 - (B1) the nature and extent of contamination, and/or
 - (B2) the appropriateness of an investigation, remediation or management plan¹, and/or
 - (B3) the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or
 - (B4) whether the terms of the approved voluntary management proposal or management order have been complied with, and/or
 - (B5) whether the site can be made suitable for a specified land use (or uses) if the site is remediated or managed in accordance with the implementation of a specified plan.

Section A1

I certify that, in my opinion:

The **site is 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):~~

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

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. This site audit statement (SAS) should be read in conjunction with the site audit report (SAR).
2. This SAS only applies to Lot 3 in DP1227491 (the 'Site') of The Hermitage Estate and has been prepared in response to conditions issued by Camden Council in Notices of Determination 334/2012 (Ref [57]), 727/2013 (Ref [61]), 854/2013 (Ref [62]) and 1065/2013 (Ref [63]), together with Council's 2008 Contaminated Land Policy (Ref [52]).
3. This SAS applies to the time when additional investigation work was undertaken at the Site in July 2018. It does not apply to soils that may subsequently be imported to the Site.
4. No contamination is known to remain at the Site that exceeds the NEPM Residential A soil criteria. Sufficient investigations have been undertaken to conclude that any unknown contamination or waste material that may remain at the Site should pose a low risk to future users. Any trivial amounts of waste material that may be found at the Site should be managed in accordance with regulatory requirements.
5. All reasonable measures should be taken by the property owner to prevent the fly-tipping of waste material at the site.
6. Materials imported to the site for landscaping or other reasons must not be contaminated and must meet NSW EPA requirements for VENM or landscaping material.

~~Section A2~~

~~I certify that, in my opinion:~~

~~Subject to compliance with the attached environmental management plan² (EMP), the site is 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~~

² Refer to Part IV for an explanation of an environmental management plan.

~~☐ Other (please specify):~~

~~**EMP details**~~

~~Title _____ Author _____~~

~~Date _____ No. of pages _____~~

~~**EMP summary**~~

~~The EMP: (Tick appropriate box and strike out the other option.)~~

~~☐ requires operation and/or maintenance of **active** control systems³~~

~~☐ requires maintenance of **passive** control systems only³.~~

~~Purpose of the EMP:~~

~~Description of the nature of the residual contamination:~~

~~Summary of the actions required by the EMP:~~

~~How the EMP can reasonably be made to be legally enforceable:~~

~~How there will be appropriate public notification:~~

~~Overall comments:~~

~~**Section B**~~

~~Purpose of the plan⁴ which is the subject of this audit:~~

~~**I certify that, in my opinion:**~~

~~(B1)~~

~~☐ The nature and extent of the contamination **has** been appropriately determined~~

~~☐ The nature and extent of the contamination **has not** been appropriately determined~~

~~AND/OR (B2)~~

~~☐ The investigation, remediation or management plan **is** appropriate for the purpose stated above~~

~~☐ The investigation, remediation or management plan **is not** appropriate for the purpose stated above~~

~~AND/OR (B3)~~

~~☐ The site testing plan:~~

³ Refer to Part IV for definitions of active and passive control systems.

⁴ For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

Site Audit Statement

☐ ~~is appropriate to determine~~

☐ ~~is not appropriate to determine~~

~~if groundwater is safe and suitable for its intended use as required by the Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017~~

~~AND/OR (B4)~~

☐ ~~The terms of the approved voluntary management proposal* or management order** (strike out as appropriate):~~

☐ ~~have been complied with~~

☐ ~~have not been complied with.~~

~~*voluntary management proposal no.~~

~~**management order no.~~

~~AND/OR (B5)~~

☐ ~~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 plan (attached):~~

~~*Strike out as appropriate~~

~~Plan title~~

~~Plan author~~

~~Plan date~~

~~No. of pages~~

~~SUBJECT to compliance with the following condition(s):~~

~~Overall comments:~~

Part III: Auditor's declaration

I am accredited as a site auditor by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997*.

Accreditation no. **9821**

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

30/07/2018

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

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

Part II contains the auditor's opinion of the suitability of the site for specified uses or of the appropriateness of an investigation, or remediation plan or management plan which may enable a particular use. It sets out succinct and definitive information to assist decision-making about the use or uses of the site or a plan or proposal to manage or remediate the site.

The auditor is to complete either Section A1 or Section A2 or Section B of Part II, **not** more than one section.

Section A1

In Section A1 the auditor may conclude that the land is *suitable* for a specified use or uses 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 investigation or remediation or management of the site was needed to render the site fit for the specified use(s). **Conditions must not be** imposed on a Section A1 site audit statement. Auditors may 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.

Section A2

In Section A2 the auditor may conclude that the land is *suitable* for a specified use(s) subject to a condition for implementation of an environmental management plan (EMP).

Environmental management plan

Within the context of contaminated sites management, an EMP (sometimes also called a 'site management plan') means a plan which addresses the integration of environmental mitigation and monitoring measures for soil, groundwater and/or hazardous ground gases throughout an existing or proposed land use. An EMP succinctly describes the nature and location of contamination remaining on site and states what the objectives of the plan are, how contaminants will be managed, who will be responsible for the plan's implementation and over what time frame actions specified in the plan will take place.

By certifying that the site is suitable subject to implementation of an EMP, an auditor declares that, at the time of completion of the site audit, there was sufficient information satisfying guidelines made or approved under the *Contaminated Land Management Act 1997* (CLM Act) to determine that implementation of the EMP was feasible and would enable the specified use(s) of the site and no further investigation or remediation of the site was needed to render the site fit for the specified use(s).

Implementation of an EMP is required to ensure the site remains suitable for the specified use(s). The plan should be legally enforceable: for example, a requirement of a notice under the 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*.

Active or passive control systems

Auditors must specify whether the EMP requires operation and/or maintenance of active control systems or requires maintenance of passive control systems only. Active management systems usually incorporate mechanical components and/or require monitoring and, because of this, regular maintenance and inspection are necessary. Most active management systems are applied at sites where if the systems are not implemented an unacceptable risk may occur. Passive management systems usually require minimal management and maintenance and do not usually incorporate mechanical components.

Auditor's comments

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.

Section B

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 the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or whether the terms of an approved voluntary management proposal or management order made under the CLM Act have been complied with, and/or whether the site can be made suitable for a specified land use or uses if the site is remediated or managed in accordance with the implementation of a specified 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. The condition must not specify an individual auditor, only that further audits are required.

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.

Part III

In **Part III** the auditor certifies their 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

- the **NSW Environment Protection Authority**:
nswauditors@epa.nsw.gov.au or as specified by the EPA

AND

- the **local council** for the land which is the subject of the audit.

Figure 1 Staging Plan for The Hermitage Estate Residential Development

(Source: Figure 6, Ref [14])

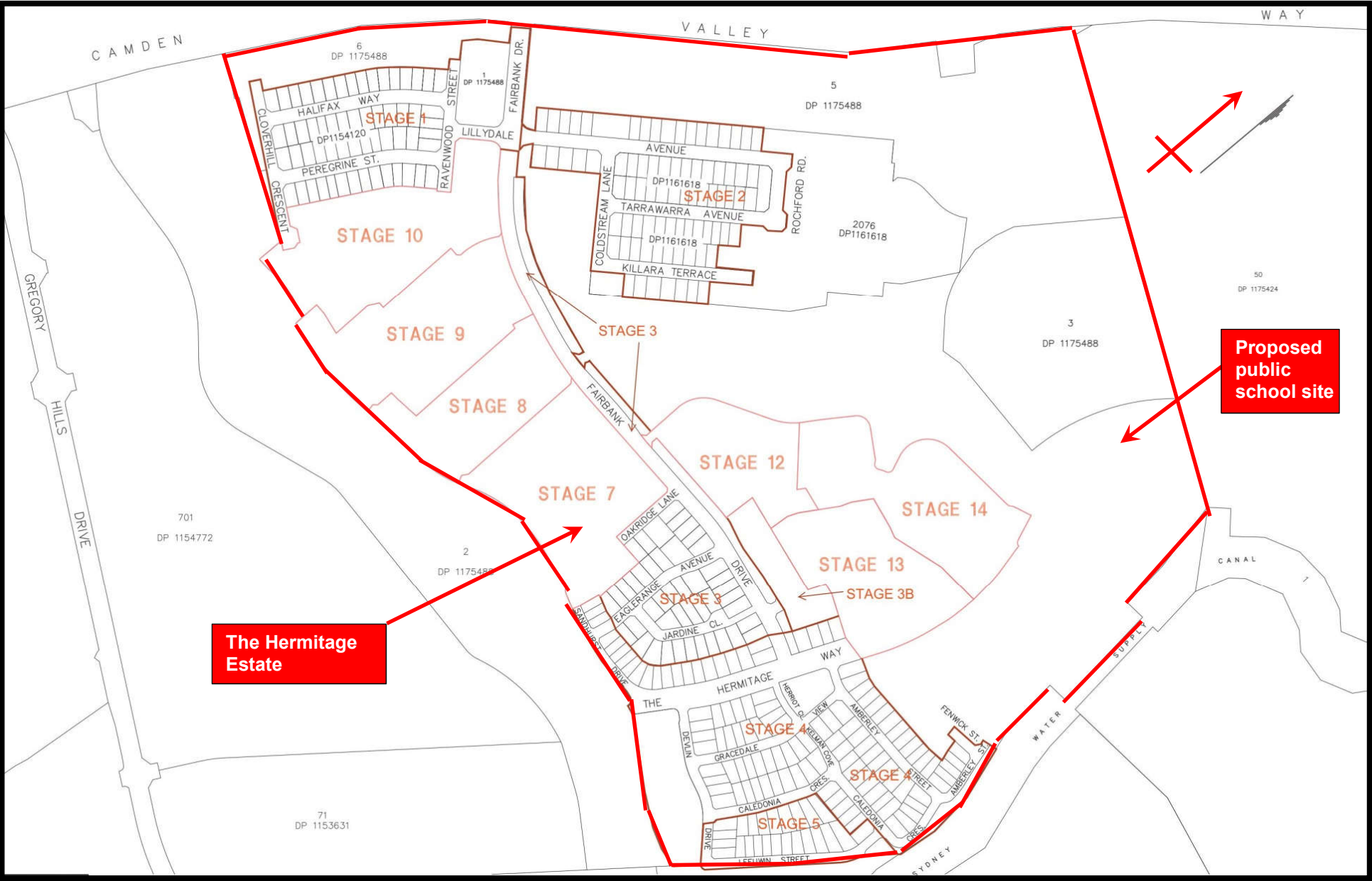


Figure 2 Site Survey Plan

(Source: Ref [32])

