

Due to file size, we have provided a link in the correspondence.
Please refer to the document link for the full document. This is an
extract of the SAS, for submission on the planning portal purpose.



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. 0301-1613-7

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	2110
Phone	0467 375 481		
Email	james.davis@enviroview.com.au		

Site details

Address	Moorebank Precinct West		
	Moorebank Intermodal and Logistics Park (MLP)		
	Moorebank Ave		
	MOOREBANK	Postcode	2170

Property description

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

Lot 1 DP 1197707, Lot 101 DP 1049508, Lot 100 DP 1049508, Lot 2 DP 1197707,
Part Lot 3 DP 1197707, and Part Anzac Road and Moorebank Avenue public road reserves.
(see attached plan)

Local government area	Liverpool City Council
Area of site (include units, e.g. hectares)	192 Ha
Current zoning	IN1 – General Industrial and E3 – Environmental Management (Liverpool LEP 2008)

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	Anthony Vaccaro		
Company	Moorebank Intermodal Company Ltd		
Address	Suite 2, Level 27, 1 O'Connell Street		
	SYDNEY	NSW	Postcode 2000
Phone	02 8265 5650		
Email	anthony.vaccaro@micl.com.au		

Contact details for contact person (if different from above)

Name	Mark Howley – Tactical Project Management Pty Ltd
Phone	0409 869 980
Email	mhowley@tacticalgroup.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)

Development Consent SSD 5066 determined by Planning Assessment Commission on
the 3 June 2016

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

Purpose of site audit

- ☐ **A1** To determine land use suitability

Intended uses of the land:

OR

- ☒ **A2** To determine land use suitability subject to compliance with either an active or passive environmental management plan

Intended uses of the land: Commercial/Industrial land use

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:

G-tek Australia Pty Ltd, Golder Associates Pty Ltd, EP Risk Pty Ltd, Biosis Pty Ltd,

GHD Pty Ltd, JBS&G Australia Pty Ltd, Rare Environmental, Hydrobiology Pty Ltd,

Construction and Remediation Advisory Services (CARAS), Environmental Risk Sciences

Pty Ltd.

Titles of reports reviewed:

G-tek Australia Pty Ltd (G-tek). Unexploded Ordnance (UXO) Risk Review and Management Plan MIC Site, Moorebank, NSW. (Report Ref.: 14037GOLD, V1_03). 21 July 2016. (G-tek, July 2016)

Golder Associates Pty Ltd (Golder). Earthworks Specification – MIC Stage 2, Moorebank Intermodal Terminal. (Report Ref.: 1416224-034-R-Rev0.) 25 July 2016. (Golder, July 2016)

Golder Associates Pty Ltd (Golder). Remediation Action Plan - Land Preparation Works Stage 1 and Stage 2, Moorebank Intermodal Terminal Company Property West. (Report Ref.: 1651776-005-R-Rev0.) 9 August 2016. (Golder, Aug 2016b) [The RAP].

Golder Associates Pty Ltd (Golder). Asbestos in Soils Management Plan, Moorebank Intermodal Terminal. (Report Ref.: 1416224-035-R-Rev1). 16 August 2016. (Golder, Aug 2016c)

Golder Associates Pty Ltd (Golder). Technical Specification – Demolition and Site Remediation, Early Works, Moorebank Intermodal Terminal. (Report Ref.: 1651776-003-R-Rev1). 16 August 2016. (Golder, Aug 2016d)

EP Risk. PFAS Preliminary Review # 1, Moorebank Intermodal Terminal Development. (Report Ref.: EP0317). 25 November 2016. (EP Risk, Nov 2016)

Biosis Pty Ltd (Biosis). Environmental Review – Soil Remediation Sites and Interaction with Mapped EEC Vegetation. (Report Ref.: 22789). 24 February 2017. (Biosis, Feb 2017)

Construction and Remediation Advisory Services (CARAS). Moorebank Precinct Waste Management Strategy. (Report Ref.: C1043-R-03, RevB). 6 March 2017. (CARAS, Mar 2017)

JBS&G Australia Pty Ltd (JBS&G). Letter Report: Soil Remediation Sites and Interaction with Mapped ECC Vegetation – MIT, Moorebank Road, Moorebank, NSW. (Report ref.: 51997-107729 L003 (EEC Overlap) Rev 0). 16 March 2017. (JBS&G, Mar 2017)

EP Risk. Per- and Polyfluoroalkyl Substances (PFAS) Nested Well Investigation, Moorebank Intermodal Terminal Development. (Report Ref.: EP00561.002). 10 July 2017. (EP Risk, July 2017)

JBS&G Australia Pty Ltd (JBS&G). Assessment of Lake Sisinyak Asbestos Stockpiles, Draft. (Report Ref.: 51997-111458 L058 RevA). 6 September 2017. (JBS&G, Sept 2017)

EP Risk. Literature Review, Criteria for Assessment of PFAS, and Risk Assessment, Moorebank Intermodal Terminal Development. (Report Ref.: EP0448.001_v3). 3 October 2017. (EP Risk, Oct 2017a)

EP Risk. Per- and Polyfluoroalkyl Substances (PFAS) Data Gap Investigation, Moorebank Intermodal Terminal Development. (Report Ref.: EP00464.002.v2). 20 November 2017. (EP Risk, Nov 2017b)

JBS&G Australia Pty Ltd (JBS&G). Assessment of High Risk Services. (Report Ref.: 51997-110297 L022 Rev1). 20 November 2017. (JBS&G, Nov 2017a)

JBS&G Australia Pty Ltd (JBS&G). Interim Management of ACM Stockpiles. (Report Ref.: 51997-112848 L100 Revb). 12 December 2017. (JBS&G, Dec 2017a)

JBS&G Australia Pty Ltd (JBS&G). Groundwater Assessment Scope to Satisfy RAP Requirements, Moorebank Precinct West. (Report Ref.: 51997-113060 L110 RevA). 22 December 2017. (JBS&G, Dec 2017b)

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JBS&G Australia Pty Ltd (JBS&G). Groundwater Assessment for Off-Site Sources, Moorebank Precinct West. (Report Ref.: 51997-113060 L126 RevA). 5 February 2018. (JBS&G, Feb 2018)

Construction and Remediation Advisory Services (CARAS). Per & Poly-Fluoroalkyl Substances (PFAS), Management Plan, Moorebank Precinct West – Early Works. (Report Ref.: MPW_PFASMP-01_RevG). 27 February 2018. (CARAS, Feb 2018)

JBS&G Australia Pty Ltd (JBS&G). PFAS Soils Management Advice, Draft. (Report Ref.: 51997-114231 L137 RevA). 5 March 2018. (JBS&G, Mar 2018a)

JBS&G Australia Pty Ltd (JBS&G). Strategy to Close-Out Remaining Remediation Areas, Draft. (Report Ref.: 51997-113850 L130 RevC). 8 March 2018. (JBS&G, Mar 2018b)

JBS&G Australia Pty Ltd (JBS&G). PFAS Soil Assessment in Swale Lines and Sediment Basins, Moorebank LPWDR, (Appendix of the Remediation Validation Report LPWDR MPW. (Report Ref.: 51997-114909 L144 Rev0). 18 April 2018. (JBS&G, Apr 2018a)

JBS&G Australia Pty Ltd (JBS&G). Qualitative Assessment for PFAS – Stormwater Discharge at Moorebank Intermodal Terminal, LPWDR, Moorebank, NSW, Draft. (Report Ref.: 51997-114957 L145 RevA). 18 April 2018. (JBS&G, Apr 2018b)

Golder Associates Pty Ltd (Golder). Technical Memorandum: Results from Additional Soil and Soil Vapour Investigation of TCE Contamination. (Report Ref.: 147623070-078-M-Rev0). 5 June 2018. (Golder, June 2018)

Rare Environmental. LPWR – Stockpile 112 Supplementary Waste Classification Information. 25 June 2018. (Rare Environmental, June 2018a)

Rare Environmental. LPWR – Stockpile 114 Supplementary Waste Classification Information. 25 June 2018. (Rare Environmental, June 2018b)

JBS&G Australia Pty Ltd (JBS&G). Groundwater Assessment Moorebank Precinct West. (Report Ref.: 51997-117308 L163 RevA). 22 August 2018. (JBS&G, Aug 2018)

EP Risk. Site-Wide PFAS Assessment, Moorebank Precinct West, Moorebank, NSW. (Report Ref.: EP0745.008). 22 August 2018. (EP Risk, Aug 2018)

EP Risk. Addendum to Qualitative Human Health Risk Assessment, Moorebank Precinct West, Moorebank, NSW. (Report Ref.: EP0745.016). 5 September 2018. (EP Risk, Sept 2018a)

EP Risk. Addendum # 2 to the Human Health Risk Assessment – Construction Workers Handling PFAS-Containing Stormwater, Moorebank Precinct West, Moorebank, NSW. (Report Ref.: EP0745.019). 19 September 2018. (EP Risk, Sept 2018b)

EP Risk. Technical Memorandum: Capping of Sediment Basin Catchments and Lining of Swales and Basins Impacted with PFAS-Containing Stormwater, Moorebank Precinct West, Moorebank, NSW. (Report Ref.: EP0745.017). 20 September 2018. (EP Risk, Sept 2018c)

EP Risk. Per- and Polyfluoroalkyl Substances (PFAS) Stormwater Management Strategy, Moorebank Precinct West, Moorebank, NSW. (Report Ref.: EP0745.018). 20 September 2018. (EP Risk, Sept 2018d)

JBS&G Australia Pty Ltd (JBS&G). Validation of Developable Area. (Report Ref.: 51997-119435 L262 Rev2). 27 November 2018. (JBS&G, Nov 2018)

Hydrobiology Pty Ltd (Hydrobiology). PFAS Investigation in the Georges River adjacent to the Proposed Moorebank Intermodal Terminal, Investigation in Biota, Water, and Sediment. (Report Ref.: MIT1801_V2-1). 11 March 2019. (Hydrobiology, Mar 2019)

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GHD Pty Ltd (GHD). Report Summarising PFAS Investigations to February 2019, Moorebank Precinct West, draft. (Report Ref.: 2128111_draftPFAS_summaryrpt). 17 April 2019. (GHD, Apr 2019)

Environmental Risk Sciences Pty Ltd (EnRiskS). Land Human Health and Ecological Risk Assessment (Land HHERA), Moorebank Intermodal Company. (Report Ref.: MICL/19/BIOR001.RevC). 10 May 2019. (EnRiskS, May 2019a)

Environmental Risk Sciences Pty Ltd (EnRiskS). Waterway Human Health and Ecological Risk Assessment (Waterway HHERA), Moorebank Intermodal Company. (Report Ref.: MICL/18/GRR001.RevE). 10 May 2019. (EnRiskS, May 2019b)

JBS&G Australia Pty Ltd (JBS&G). Technical Memo: PFAS Assessment and Management of Surface Water in Sediment Basins, Moorebank Precinct West, Moorebank Intermodal Terminal, NSW. (Report Ref.: 51997-123243). 23 July 2019. (JBS&G, July 2019)

G-tek Australia Pty Ltd (G-tek). Unexploded Ordnance (UXO) Risk Review and Management Plan Moorebank Precinct West Stage 2 (MPW2) incorporating Moorebank Avenue Upgrade Works (MAUW), Moorebank, NSW. (Report Ref.: 17114EPRI, MPW2, MAUW, V1_01). 9 October 2019. (G-tek, Oct 2019)

JBS&G Australia Pty Ltd (JBS&G). Letter Report: CPB Compound Stockpile Assessment, Moorebank Precinct West, Moorebank Intermodal Terminal, NSW. (Report Ref.: 51997-125480_L341.RevA). 1 November 2019. (JBS&G, Nov 2019)

G-tek Australia Pty Ltd (G-tek). Remediation Action Plan - Unexploded Ordnance, Moorebank Precinct West and Moorebank Avenue Upgrade Works. (Report Ref.: 17114_EPRI_v1_02). 8 November 2019. (G-tek, Nov 2019)

EP Risk. Contamination Management Plan Moorebank Avenue Upgrade Works 400 Moorebank Avenue, Moorebank NSW (Report Ref.: EP1280.002_MAUW_CMP01 v4). 8 November 2019. (EP Risk, Nov 2019)

JBS&G Australia Pty Ltd (JBS&G). Remediation Validation Report, Land Preparation Work – Demolition and Remediation, Moorebank Intermodal Company Property West, Moorebank, NSW. (Report ref.: 51997-120265 Rev1). 22 July 2020. (JBS&G, July 2020a)

JBS&G Australia Pty Ltd (JBS&G). Site Wide Groundwater Assessment Report, Land Preparation Work – Demolition and Remediation, Moorebank Intermodal Company Property West, Moorebank, NSW. (Report ref.: 51997-120679 Rev1). 22 July 2020. (JBS&G, July 2020b)

EP Risk. Long-Term Environmental Management Plan, Moorebank Precinct West (MPW). (Report Ref.: EP1489.001.v8). 2 September 2020. (EP Risk, Sept 2020)

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

AECOM Australia Pty Ltd [Frank Mohen Site Auditor]. *Site Audit Report and Site Audit Statement [No. FM105]*, Moorebank Intermodal Terminal, Moorebank, NSW. (Report ref.: 60191616). 4 May 2012. (AECOM [Frank Mohen Site Auditor], May 2012)

AECOM Australia Pty Ltd [Frank Mohen Site Auditor]. *Site Audit Report and Site Audit Statement [No. FM106]*, Moorebank Intermodal Terminal, Moorebank, NSW. (Report ref.: 60327260). 10 July 2014. (AECOM [Frank Mohen Site Auditor], July 2014)

GHD Pty Ltd. *DNSDC Moorebank – Refuelling Area, Remedial Action Plan*. (Report Ref.: 21/24133/211259). 27 November 2015. (GHD, Nov 2015)

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JBS&G [Andrew Lau Site Auditor]. *Site Audit Report and Site Audit Statement: 0503-1615, Former Defence National Storage and Distribution Centre (DNSDC) – Licensed Area, Moorebank Avenue, Moorebank, NSW.* (Report Ref.: 51732-105413 Rev0). 13 October 2016. (JBS&G [Andrew Lau Site Auditor], Oct 2016)

GHD Pty Ltd (GHD). *Former DNSDC Refuelling Area, Moorebank NSW, Environmental Management Plan.* (Report Ref.: 221472_EMP_Rev2). 9 October 2018. (GHD, Oct 2018)

JBS&G [Andrew Lau Site Auditor]. *Site Audit Report and Site Audit Statement: 0503-1907, Former Defence National Storage and Distribution Centre (DNSDC) – Licensed Area, Moorebank Avenue, Moorebank, NSW.* (Report Ref.: 51732-114653 Rev0). 30 October 2018. (JBS&G [Andrew Lau Site Auditor], Oct 2018)

EP Risk. *Contamination Management Plan, Moorebank Precinct East Site, 400 Moorebank Avenue, Moorebank, NSW.* (Report Ref.: EP1280_CMP01_v7). 30 July 2019. (EP Risk, July 2019)

SIMTA. *Construction Environmental Management Plan (CEMP), Moorebank Precinct West Stage 2.* (Report Ref.: MIC2-QPMSEN-APP-00001). 14 January 2020. (SIMTA, Jan 2020)

Site audit report details

Title	Site Audit Report, Stage 1 Early Works (Land Preparation Works – Demolition and Remediation), Moorebank Precinct West, Moorebank Intermodal and Logistics Park (MLP), Moorebank Avenue, Moorebank, NSW.
Report no.	600099_0301-1613-7
Date	18 September 2020

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.

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

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):~~

~~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:~~

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**
- ☐ ~~Other (please specify):~~

EMP details

Title Contamination Management Plan, Moorebank Precinct West,
400 Moorebank Avenue, Moorebank, NSW.

Author EP Risk Pty Ltd

Date 30 July 2020 No. of pages 225

Title Long-Term Environmental Management Plan, Moorebank Precinct West.

Author EP Risk Pty Ltd

Date 2 September 2020 No. of pages 268

Title Contamination Management Plan, Moorebank Avenue Upgrade Works,
400 Moorebank Avenue, Moorebank, NSW.

Author EP Risk Pty Ltd

Date 8 November 2019 No. of pages 204

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

EMP summary

This EMP (attached) is required to be implemented to address residual contamination on the site.

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:

The Contamination Management Plan (CMP) for Moorebank Precinct West, the Long-Term Environmental Management Plan (LTEMP) for Moorebank Precinct West, and the CMP for Moorebank Precinct Upgrade Works – together these three plans enable comprehensive management of residual contamination issues at the site during Stage 2 works and long-term.

Description of the nature of the residual contamination:

Anthropogenic fill in soil containing asbestos containing materials, petroleum hydrocarbons in groundwater, trichloroethylene (TCE) and cis-1,2-dichloroethene (cis-DCE)) in soil and groundwater, Per- and polyfluoroalkyl substances (PFAS) in soil and groundwater and management of potential unexploded ordnance, exploded ordnance, and exploded ordnance wastes.

Summary of the actions required by the EMP:

The plans will guide the remediation of the residual contamination at the site that will be addressed during Stage 2 approved works following vegetation clearance, and management to address PFAS contamination. The plans detail the management requirements to address residual contamination site during site redevelopment works and in the long-term management of the site.

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

The requirement to have each of the construction management plans are condition of the Stage 2 Development Consent for the construction and operations of the site (SSD 7709), further the long term environmental management plan requirements and implementation will be subject to two further Site Audits required in the Stage 2 Development Consent.

How there will be appropriate public notification:

This SAS with the EMP attached will be provided to Liverpool City Council and recorded on the s10.7 planning certificate in accordance with guidelines to State Environmental Planning Policy No.55. When land is bought or sold the *Conveyancing Act 1919* and *Conveyancing (Sale of Land) Regulation 2010* requires that a s 10.7 Planning Certificate be attached to the contract of sale for the land.

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

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:
 - ~~☐ 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~~~~

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

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- ☐ ~~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 and managed*** in accordance with the following plans (**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. 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 18 September 2020

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.

