



Due to file size issues, this is an extract of the MPWS2 Site Audit Report only.

For the SAR, please refer to the link provided in the correspondence

Site Audit Report

Stage 2 Works – Completion of Remediation Pre-Construction (Condition B169 Audit)

Moorebank Precinct West

Moorebank Intermodal and Logistics Park (MLP)

Moorebank Avenue, Moorebank, NSW

Prepared for

Moorebank Intermodal Company Ltd

James Davis

NSW EPA Accredited Contaminated Land Site Auditor

Accreditation Number: 0301

Final Report

November 2020

Report Reference: 600099_0301-2014

Report Title

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Report Reference: 600099_0301-2014

Site Audit Details:

Enviroview Project Reference: 600099

Site Auditor: James Davis

Site Auditor Accreditation Number: 0301

Date Site Audit Commenced: 14 September 2020

List of Site Audit Statements that this report relates to:


0301-2014

Client Details:

Site Audit Commissioned By: Moorebank Intermodal Company Ltd

Client Contact: Anthony Vaccaro

Document Control:

Revision Status	Date	Approved for Issue	Distribution		
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Executive Summary

This Site Audit Report and subsequent Site Audit Statement have been produced to document the findings of a Site Audit, conducted by James Davis of Enviroview Pty Ltd, a New South Wales Environmental Protection Authority (NSW EPA) Contaminated Land Accredited Site Auditor on the subject site identified as Moorebank Precinct West, Moorebank Intermodal and Logistics Park, Moorebank Avenue, Moorebank, NSW.

The Site Audit has been conducted following a request from Moorebank Intermodal Company to review the site assessment, remediation, validation, and site redevelopment works and determine whether the site is suitable for commercial/industrial land use.

The site audit is a specific requirement of the Development Consent for the State Significant Development (SSD) 7709 dated 11 November 2019 (NSW DPE, Nov 2019) for the Stage 2 development at Moorebank Precinct West (MPW) that will involve the construction and operation of the intermodal terminal facility, freight village, warehousing, and associated infrastructure.

The SSD 7709 Development Consent required that an EPA accredited Site Auditor must be engaged to conduct an audit in accordance with the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd edition) (NSW EPA, 2017). As such it has been conducted as a Statutory Site Audit as defined by s 47(c) of the *Contaminated Land Management Act 1997*.

To achieve the Site Audit requirement the objective and scope of the Site Audit was developed to independently review the site assessment, remedial planning, risk assessment, remediation and validation, management planning, and site redevelopment works as reported by the environmental consultants and determine whether the site is suitable for the proposed land use.

The proposed land use is defined as commercial/industrial within the 'developable' portion of the site. Along the western portion of the site a vegetated riparian zone is present – this portion of the site is an offset or biobanking area, however, as this portion of the site is contiguous with the developable portion of the site and will have restricted access it is considered to have the same land use for the purposes of the Site Audit.

In order to achieve the objective, the Site Auditor has reviewed the work undertaken as reported by the various consultants and assessed whether the consultant's work complied with relevant procedures and guidelines and provides a robust basis for determining whether the land can be made suitable for the proposed land use.

The outcome of the Site Audit is this Site Audit Report and subsequent Site Audit Statement, (number 0301-2014) a copy of which is attached to the back of this report.

The Site Auditor has inspected the site and reviewed the relevant documents prepared relating to the works conducted at the site.

The site assessment, remedial planning, risk assessment, remediation, and validation works reported and reviewed are considered to have met the requirements of the *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme* (3rd edition), (NSW EPA, 2017) and other