

27th June 2014

Mr Andrew Hanna
Statewide Planning Pty Ltd
PO Box 411
Parramatta NSW 2124

Reference: 12032_SASRevision

SUBJECT: 181 James Ruse Drive, Camellia – Revised Site Audit Statement

Dear Andrew,

In the original Site Audit Statement (187) the Remedial Action Plan was referenced as follows:

- URS Australia Pty Ltd (5 September 2013) Final Report – Revision B, Remediation Action Plan, Camellia West – 181 James Ruse Drive, Camellia NSW. Ref: 43218346/01/C.

This reference is incorrect. Revision C of the RAP for Camellia was reviewed as part of the Site Audit Report. The reference to the report in the SAS wasn't amended entirely. The date and the report reference code were updated, however, the "Revision B" text was not. We have therefore corrected this in the SAS and issued a revised statement, now known as SAS187R signed today, the 27th June 2014.

The reference now reads:

- URS Australia Pty Ltd (5 September 2013) Final Report – Revision C, Remediation Action Plan, Camellia West – 181 James Ruse Drive, Camellia NSW. Ref: 43218346/01/C.

Kind Regards



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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 31st October 2012. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. 187R

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: Rod Harwood

Company: Environmental Strategies Pty Ltd.

Address: Suite 15201, Locomotive Workshop, 2 Locomotive Street, Eveleigh, NSW

Postcode: 2015

Phone: (02) 9690 2555

Fax: N/A

Site details

Address: 181 James Ruse Drive, Camellia

Postcode: 2142

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

Lot 1 DP 724228, Lots 2-4 DP 128720, Lots 2-17 DP 6856, Lot 1 DP 128720, Lot 1 DP 927064, Lots 1-6 DP 2737, Lot 7A DP 418035, Lot 9A DP 418035, Lot 10 DP 610228, Lot 2 DP 512655, Lot 1 DP 499552, Lot 25 DP 6856, Lot 2 DP 549496, and Part Lot 1 DP 668318.

Local Government Area: Parramatta City Council

Area of site (e.g. hectares): 60,950m²

Current zoning: B5 – Business Development

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/Agreement/Proposal/Notice* no(s):

Public Positive Covenant AA746178PC, Environmental Protection Authority, 6 July 2004

Site audit commissioned by

Name: Andrew Hanna

Company: Statewide Planning Pty Ltd

Address: PO Box 411 Parramatta NSW

Postcode: 2124

Phone: (02) 8830 0400

Fax: (02) 8830 0499

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])~~

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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])

Retail and residential with minimal access to soil.

Information sources for site audit

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

- Woodward-Clyde Pty Ltd
- Environmental Investigation Australia Pty Ltd
- URS Australia Pty Ltd
- Benbow Environmental Pty Ltd

Title(s) of report(s) reviewed:

- Woodward-Clyde (1994) Phase 1 Environmental Audit Report on the James Hardie Property, Camellia;
- WWC (1995a) Phase 2 Audit Site Investigations, James Hardie – Camellia;
- WWC (1995b) Remediation Report, James Hardie Camellia;
- WWC (1995c) Adjacent Sites Consideration Report;
- Australian Water Technologies (1999) Contamination Management Plan, Former James Hardie Site, Grand Avenue Camellia;
- AWT (2000) Voluntary Remediation and Contamination Management Plan, Former James Hardie Site, Grand Avenue, Camellia;
- AWT (2001) Soil Sampling and Groundwater Monitoring, Former James Hardie Site, Camellia
- Sydney Water (2002) Resampling of Groundwater Monitoring Wells, Former James Hardie Site, Camellia;
- Sydney Water (2003) Resampling of Groundwater Monitoring Wells, Former James Hardie Site; Camellia
- URS (2005) Sampling and Analytical Quality Plan, Soil and Groundwater Investigation, Sydney Water, Camellia Site, NSW;

****Strike out as appropriate***

- Environmental Investigations (July 2007) Remedial Action Plan, 1 Grand Avenue, Camellia NSW, Western Site;
- Environmental Investigations (January 2009) Preliminary Geotechnical Investigation Report, 1 Grand Avenue, Camellia, NSW, Western Site;
- Environmental Investigations (March 2009) Groundwater Assessment – Additional Investigation, 1 Grand Avenue, Camellia, NSW, Western Site (Environmental Investigations, 2009b);
- Molino Stewart Pty Ltd (July 2011) Remedial Action Plan Camellia West. Ref: Version 5, 11/7/2011;
- URS Australia Pty Ltd (17 July 2012) Sampling, Analytical and Quality Plan, Supplementary Site Investigation. 181 James Ruse Drive, Camellia NSW. Ref: 43218346/01/01;
- URS Australia Pty Ltd (13 November 2012) Camellia West – URS Delineation Work;
- URS Australia Pty Ltd (6 February 2013) Final Report, Supplementary Site Investigation, Camellia West – 181 James Ruse Drive, Camellia NSW. Ref: 43218346/01/01; and
- URS Australia Pty Ltd (5 September 2013) Final Report – Revision C, Remediation Action Plan, Camellia West – 181 James Ruse Drive, Camellia NSW. Ref: 43218346/01/C.

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

Non-statutory Audit by Graham Nyland Environ (November 2006) GN268.1

Site audit report

Title: Site Audit Report, 181 James Ruse Drive, Camellia

Report no.: 12032 SAR187

Date: 30 September 2013

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 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, recreational 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)

URS Australia Pty Ltd (5 September 2013) Final Report – Revision C, Remediation Action Plan, Camellia West – 181 James Ruse Drive, Camellia NSW. Ref: 43218346/01/C.

subject to compliance with the following condition(s):

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

Overall comments

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PART III: Auditor's declaration

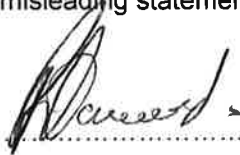
I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (**Accreditation No.: 0304**).

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

27/6/14

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.