

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. 0301-1407

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 Stage 5 and 6 'Fernadell' 34 Buckingham Street

PITT TOWN NSW

Postcode 2756

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

Part Lot 4032 DP 1191194 (Proposed subdivision for Stage 5 and 6 and related roadways including proposed Lots 5001 to 5024 and Lots 6001 to 60028) – See Attached Plan

Local Government Area Hawkesbury City Council

Area of site (e.g. hectares) 5.82 Ha

Current zoning R2 Low Density Residential

(Draft Hawkesbury Local Environmental Plan 2011)

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)

.....

**Strike out as appropriate*

Site audit commissioned by

Name Edward Wortman

Company Johnson Property Group Pty Ltd

Address PO Box A1308

SYDNEY SOUTH NSW

Postcode 1235

Phone 02 8023 8888

Fax 02 8023 8800

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

Purpose of site audit

- ☒ A. To determine land use suitability (*please specify intended use[s]*)

Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry

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]*)

Information sources for site audit

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

Golder Associates Pty Ltd, DLA Environmental.

Title(s) of report(s) reviewed

Golder Associates Pty Ltd, (December 2005) Report on Remediation Action Plan Bona Vista and Fernadell Sites Proposed Residential Development Pitt Town, New South Wales.

Golder Associates Pty Ltd, (June 2006) Report on Detailed Site Investigation, Bona Vista and Fernadell Sites Proposed Residential Development Pitt Town, New South Wales.

Golder Associates Pty Ltd, (7 February 2011) Addendum to Remedial Action Plan 05623002/017 – Fernadell Property.

DLA Environmental, (February 2014) Validation Report Fernadell Stage 5 and 6 Bootles Lane Pitt Town, NSW 2756 Part Lot Part Lot 3033 DP 1169446 Revision 1. Doc. Ref. DL3252_S001341

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

Site audit report

Title Site Audit Report Stage 4 and 6 'Fernadell' 34 Buckingham Street, Pitt Town NSW

Report no. 600002_0301-1407

Date 27th May 2014

**Strike out as appropriate*

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)

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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.

* Strike out as appropriate

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 27th May 2014

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.

SCHEDULE OF SHORT BOUNDARIES

No.	BEARING	CHORD
1	53°10'40"	8.5
2	143°18'55"	5.66
3	143°11'45"	5.645
4	53°06'05"	5.675

(A) - BASINMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (D.P.169445)

SCHEDULE of REFERENCE MARKS

No.	REFERENCE	TYPE	No.	REFERENCE	TYPE
B	213°45' - 0.47	RM GIP FD. (D.P. 854220)	I	8°19' - 3.5	RM D&W FD. (D.P. 812882)
C	191°18' - 0.5	RM GIP FD. (D.P. 854220)	J	97°49' - 1.15	RM GIP FD. (D.P. 1113833)
D	196°06' - 1.245	RM GIP FD. (D.P. 854220)	K	301°53' - 2.35	RM GIP FD. (D.P. 1113833)
E	224°58' - 0.945	RM GIP FD. BY MB (D.P. 778197)	L	8°20' - 1	RM GIP FD. (D.P. 851875)
F	3°58' - 1.105	RM GIP FD. (D.P. 778197)	N	8°25' - 6.27	RM D&W FD. (D.P. 851875)
G	8°19' - 3.85	RM D&W FD. (D.P. 812882)	H	112°04' - 14.1	RM D&W FD. (D.P. 851875)
H	24°08' - 3.62	RM D&W FD. (D.P. 851875)			

NOTES

- BASINMENTS FOR DRAINAGE OF WATER AND SERVICES (AS APPROPRIATE) WILL BE PROVIDED FOR PIPES, SERVICES AND STRUCTURES THAT STAND WITHIN A LOT BUT SERVE OTHER LOTS
- THE POSITION AND SIZE OF PROPOSED BASINMENTS ARE SUBJECT TO CONSTRUCTION AND SUBSEQUENT FIELD SURVEY
- THE BASINMENTS WILL BE CREATED BY SECTION 888 OF THE CONVEYANCING ACT 1999 UPON REGISTRATION OF THE FINAL PLAN
- CIVIL AND ELECTRICAL PLANS NOT PROVIDED TO DETERMINE DRAFT BASINMENTS AT THE DATE OF THIS PLAN



