

DOCUMENT ISSUE



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18 May

~~29 Apr-11~~

REF: ISS/10_088/5

Additional information for planning proposal

121 Georges River Road [10_088]

The following documents are enclosed in respect of the above for:

☒ Information ☐ Approval ☐ Comment ☐ Other **Information**

TITLE	REFERENCE	REVISION
REPORTS-121 Georges River road, Jannali.DOC	REPORTS-121 Georges River road, Jannali.DOC	B
[CONTEXT_ FIGURE GROUND PLAN]	UD02	C
[MASTERPLAN_ BUILDING ENVELOPE]	UD06	H
[MASTERPLAN_ BUILDING FOOTPRINT]	UD07	C
[ANALYSIS_ IMPACTS]	UD10	D
[CONCEPT PLANS_ LEVEL C1]	UD12	D
[CONCEPT PLANS_ LEVEL 0 GROUND FLOOR]	UD13	D
[CONCEPT PLANS_ LEVEL 1 UPPER FLOOR]	UD14	C
[STREETSCAPE]	UD16	C
SECTION	UD17	C

NOTES

COPIES TO

NAME	COMPANY	ROLE	FORMAT	DELIVERY	NO.
Robyn Williams	Sutherland Council	Local Government	PAPER	POST	3

Issued by Smith & Tzannes	Signed	Date
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08-Jun-11

REF: ISS/10_088/6

Amended plans showing revised carparking calculations and GFA
121 Georges River Road [10_088]

The following documents are enclosed in respect of the above for:

☒ Information ☐ Approval ☐ Comment ☐ Other Information

TITLE	REFERENCE	REVISION
[MASTERPLAN_ BUILDING FOOTPRINT	UD07	D
[CONCEPT PLANS_ LEVEL 0 GROUND FLOOR]	UD13	E

NOTES

COPIES TO

NAME	COMPANY	ROLE	FORMAT	DELIVERY	NO.
Robyn Williams	Sutherland Council	Local Government	PDF	EMAIL	1

Issued by Smith & Tzannes	Signed _____	Date _____
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- MEDICAL FACILITY
 A WAITING AREA
 B RECEPTION
 C OFFICE
 D WC
 E PROGRAM ROOM
 F CONSULTATION
 G NURSES ROOM
 H TOILETS
 I ENTRY FROM CARPARK
 J WAITING
 K DRUG STORE
 L MEDICAL STORE
 M STAFF
 N STAFF AMENITIES
 O STAFF COURTYARD



CONCEPT PLANS: LEVEL 0 GROUND FLOOR

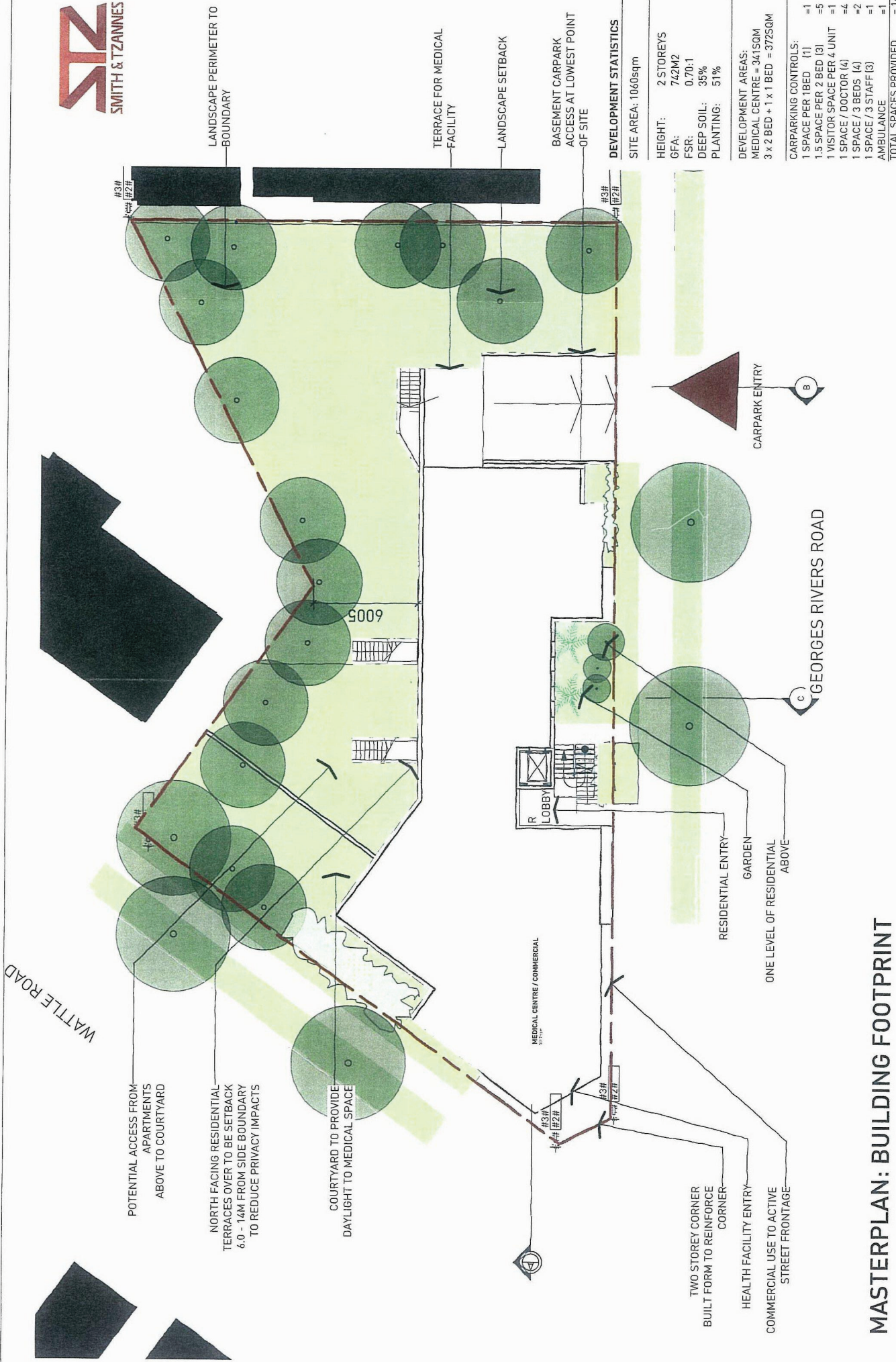


JANNALI DEVELOPMENT

TCQ BUILDERS

UD13

10_088 8/6/11 D
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MASTERPLAN: BUILDING FOOTPRINT

JANNALI DEVELOPMENT

TCQ BUILDERS

UD07

10_088

8/6/11 D

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NSW Site Auditor
Scheme
**SITE AUDIT
STATEMENT**



Environment,
Climate Change
& Water

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 1st June 2010. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. ...FM82.....

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: Frank Mohen..... Company: AECOM Australia Pty Ltd

Address: Level 5, 828 Pacific Highway, Gordon NSW

..... Postcode: 2072.....

Phone: 02 84848999..... Fax: 02 8484 8989.....

Site details

Address: 121 Georges River Road, Jannali, NSW

..... Postcode: 2226.....

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

Lot 2 within DP 205183.....

Local Government Area: Sutherland

Area of site (e.g. hectares): 1000 m²..... Current zoning: Zone 4 Local Housing.....

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: Nikki Maksimovic..... Company: Mobil Oil Australia Pty
Address: Pegasus Centre, Corner Miller and Kororoit Creek Roads, Altona VIC
Postcode: 3018.....
Phone: 02 4636 6654..... Fax: 02 466 6659.....
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 Land Use in accordance with the Sutherland Shire
Environmental Plan 2006*

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;

... Coffey Environments Pty Ltd

Title(s) of report(s) reviewed:

- Coffey Environments (2009a) Tank Excavation Assessment, Former Mobil Service Station Jannali (Site ID: NO0365), 121 Georges River Road (Cnr Wattle Road), Jannali, NSW.
- Coffey Environments (2009b) Interim Groundwater Monitoring Event (August 2008), Former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW.
- Coffey Environments (2009c) Addendum to Tank Excavation Assessment Report, Former Mobil Service Station Jannali (NO0365), 121 Georges River Road (Cnr Wattle Road), Jannali, NSW
- Coffey Environments (2009d) Post Phase 2 Environmental Site Assessment, Former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW.
- Coffey Environments (2009e) Annual Groundwater Monitoring Event (August 2008), Former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW.
- Coffey Environments (2010b) Interim Groundwater Monitoring Event (2 – 3 December 2009), Former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW.
- Coffey Environments (2010c) Interim Groundwater Monitoring Event (10 – 12 February 2010), Former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW.
- Coffey Environments (2010d) Annual Groundwater Monitoring Event (24 – 25 March 2010), Former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW.
- Coffey Environments (2010e) Health Risk Assessment, Former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW

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

**Strike out as appropriate*

Site Audit Statement – 3

- Handex Australia (2002) Environmental Site Assessment, Mobil Service Station Jannali (Site ID:NO 0365), 121 Georges River Road (Cnr Wattle Road), Jannali, NSW.
- IT (2004a) Phase 1 Environmental Site Assessment, Mobil Service Station Jannali (Site ID: NO0365), 121 Georges River Road (Cnr Wattle Road), Jannali, NSW.
- IT (2004b) Remediation Action Plan, Former Mobil Service Station (NO0365), 121 Georges River Road, Jannali, NSW.
- IT (2008) Post Phase 2 Environmental Site Assessment (field work 2005), Mobil Service Station Jannali (Site ID: NO0365), 121 Georges River Road (Cnr Wattle Road), Jannali NSW.
- Coffey Environments (2008a) Post Phase 2 Environmental Site Assessment, Mobil Service Station Jannali (Site ID: NO0365), 121 Georges River Road (Cnr Wattle Road), Jannali NSW.
- Coffey Environments (2008b) Interim Groundwater Monitoring Event (31 March – 1 April 2008) Former Mobil Jannali Service Station (No0365), 121 Georges River Road, Jannali, NSW 2226.
- Coffey Environments (2009f) Interim Groundwater Monitoring Event (4-6 February 2008) Former Mobil Jannali Service Station (No0365), 121 Georges River Road, Jannali, NSW 2226.
- Coffey Environments (2009g) Interim Groundwater Monitoring Event (18-19 August 2008) Former Mobil Jannali Service Station (No0365), 121 Georges River Road, Jannali, NSW 2226
- Coffey Environments (2010g) Opening of Driveway, Removal of Bulk Impact and Reinstatement, former Mobil Jannali Service Station (NO0365), 121 Georges River Road, Jannali, NSW.

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.....
Site audit report

Title: Site Audit Report Former Mobil Service Station Jannali (NO0365) 121 Georges River Road Jannali NSW 2226.....

Report no. ...60152858_S4066101..... Date ...18 August 2010

**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:

.....

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

The Auditor considers that based on a review of the consultants reports referenced above, the Site has been assessed, remediated and validated in substantial accordance with the requirements of NSW EPA published and endorsed guidance and is suitable for future uses in accordance with the current zoning of the Sutherland Shire Environmental Plan 2006.

The Auditor notes that residual contamination in groundwater beneath the Site is present and has been assessed as not presenting an unacceptable risk to users of the Site. The groundwater should not be used for potable purposes and this is considered unlikely to occur

due to the existing provision of reticulated potable water supply and the low yield from the underlying geological formation.

The Auditor also notes that residual hydrocarbon impact remains on the southern boundary of the Site which has also been assessed as not presenting an unacceptable to the future residential users of the Site.

.....
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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)~~

~~.....~~
~~.....~~
~~.....~~
~~.....~~

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

~~.....~~
~~.....~~
~~.....~~

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

* Strike out as appropriate

~~Overall comments~~

.....

.....

.....

.....

.....

.....

PART III: Auditor's declaration

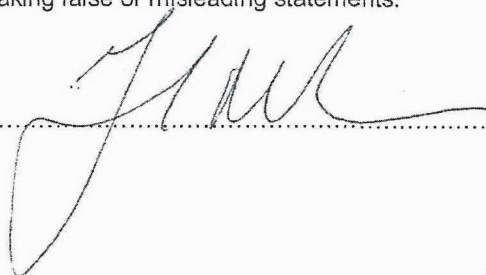
I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (Accreditation No. ...9801.....).

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 AUG 2010

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:

Department of Environment, Climate Change & Water (NSW)
Contaminated Sites Section
PO Box A290, SYDNEY SOUTH NSW 1232
Fax: (02) 9995 5930

AND

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