



## 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. LBJ 20/02

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:

Company: **Geosyntec Consultants Pty Ltd**

Address: **Suite 1, Level 9, 189 Kent Street**

**Sydney, NSW**

Postcode: **2000**

Phone:

Email:

**Site details**

Address: **Corner of Pacific Highway and Mowbray Road**

**Chatswood NSW**

Postcode: **2067**

## Property description

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

Lot 1 in Deposited Plan (DP) 537580, Lot 1/DP 503447, Lot 2/DP 1223080,

Lot 3/DP 961402, Lots 3 and 4/DP 455907, Lot 1/DP 216408, Lot 1/DP 204133,

Lot 1/DP 508715, Lot 3/DP 58646, Lot 6/DP 72759, Lot 1 /DP 243111, Lot 6/DP 66854,

Lot 5/DP 524631, Lot 18/DP 60346, Lot 2/DP 537580, Lots 4, 5 and 6/DP 65670,

and parts of Lot 2/DP 221896

Local government area **Willoughby City Council**

Area of site: **Approximately 1.8 ha**

Current zoning: **SP2 – Infrastructure, majority of site; B2 – Business development, western portion; R3 – Medium density residential – boundary with Nelson Street**

## 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 **[REDACTED] – Project Officer, Property Development**

Company **Sydney Metro**

Address **Level 41, 680 George Street, Sydney, NSW**

Postcode **2000**

Phone

Email

**Contact details for contact person (if different from above)**

Name As above

Phone

Email

**~~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)~~

☐ ~~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:~~

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OR

☐ ~~A2 To determine land use suitability subject to compliance with either an active or passive environmental management plan~~

~~Intended uses of the land:~~

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: Unrestricted

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## Information sources for site audit

Consultancies which conducted the site investigations and/or remediation:

Nation Partners (NP), GHD Pty Ltd (GHD), Golder Associates Pty Ltd (Golder),

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Douglas Partners Pty Ltd (DP), Ramboll ENVIRON Australia Pty Ltd (Ramboll),

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ENVIRON Australia Pty Ltd (ENVIRON), PPK Environment & Infrastructure Pty Ltd (PPK),

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Parsons and Brinkerhoff Pty Ltd (PB), Coffey Environments Pty Ltd (Coffey),

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AGC Woodward-Clyde Pty Ltd (WWC), Energy Australia (EA),

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Environmental Earth Services (EES), IT Environmental Pty Ltd (IT)

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Titles of reports reviewed:

- DP, 2018a. Report on Remediation Action Plan, Sydney Metro City & SW – Tunnel & Station Excavation Works Package, Proposed Chatswood Dive, 339 Mowbray Road, Chatswood, Ref. 85608.02 dated April 2018;
- EA, 1996a. Contaminated Site Project – Site Report No. 45, A Preliminary Investigation of Energy Australia, Northern Region Area Establishment, 337-355 Mowbray Road, Chatswood, NSW, dated May 1996;
- EA, 1996b. Contaminated Site Project – Site Report No. 46, A Preliminary Investigation of Energy Australia, Testing laboratory, 14 Nelson Street, Chatswood, NSW, dated May 1996;
- Environ, 2015. Site Audit Report – Former Caltex Service Station, 607 Pacific Highway, Chatswood, Ref. AS121141 dated May 2015;
- GHD, 2020. Sydney Metro – Contamination Summary Report, Chatswood Metro, Corner of Pacific Highway and Mowbray Road, Chatswood (ref. G:\21\25273\WP\223392.docx, Rev.2), dated 22 April 2020;
- Golder, 2009a. Hazardous Building Materials Assessment, Buildings 6 to 9, Chatswood Depot, Nelson Street, Chatswood, NSW, Ref. 097623044 002 R Rev0, dated May 2009;
- Golder, 2009b. Review of Environmental Conditions, Ref. 097623074 \_001 R Rev1 dated 17 August 2009;
- Golder, 2010. Site Management Plan (SMP), Former Caltex Service Station Site, 607 Pacific Highway, Chatswood, NSW, Ref. 107623121-002-R-Rev0 dated 7 October 2010;
- Golder, 2011a. VMP Reporting Requirement R2 – Groundwater Monitoring Event (GME), Former Caltex Service Station, Chatswood, Ref. 107623121-004-L-Rev1, dated 20 January 2011;
- Golder, 2011b. VMP Reporting Requirement R4 – Progress Report -Additional Groundwater Monitoring Works April 2011, Former Caltex Service Station, Chatswood, Ref. 107623121-007-L-Rev1, dated 3 June 2011;
- Golder, 2011c. VMP Reporting Requirement R4 – Groundwater Monitoring Event (GME), Former Caltex Service Station, Chatswood, Ref. 107623121-008-L-Rev0, dated 11 October 2011;
- Golder, 2011d. Human Health Risk Assessment, Ref. 107623121-005-R-Rev0 dated 10 November 2011 (the “HHRA”);
- Golder, 2011e. VMP Reporting Requirement R2 – Groundwater Monitoring Event (GME), Former Caltex Service Station, Chatswood, Ref. 107623121-004-L-Rev2, dated 16 November 2011;

- Golder, 2011f. VMP Reporting Requirement R4 – Progress Report -Additional Groundwater Monitoring Works April 2011, Former Caltex Service Station, Chatswood, Ref. 107623121-007-L-Rev1, dated 16 November 2011;
- Golder, 2011g. Voluntary Management Proposal 20101715-Report R3 Remediation Action Plan, Ref. 107623121-006-R-Rev0 dated December 2011;
- Golder, 2012. VMP Reporting Requirement R4 – Groundwater and Soil Vapour Monitoring Events – October/November 2012 (CL806 Rex(2011/5082), Ausgrid Chatswood Depot - Former Caltex Service Station, Ref. 107623121-010-L-Rev0, dated 21 December 2012;
- Golder, 2013. Voluntary Management Proposal 20101715-Report R3 Remediation Action Plan, Ref. 107623121-006-R-Rev3 dated 24 September 2013;
- Golder, 2014a. VMP Reporting Requirement R1 – Groundwater Monitoring Event – November 2013 (CL806), Ausgrid Chatswood Depot - Former Caltex Service Station, Ref. 107623121-012-L-Rev0, dated 6 January 2014;
- Golder, 2014b. Chatswood Ausgrid Depot – Additional Environmental Investigation, Ref. 147623016 010 Rev0 dated 20 June 2014;
- Golder, 2014c. Transformer Oil UST Decommissioning and Characterisation Sampling, Ausgrid Chatswood Depot, Ref. 147623016-012-L-Rev0 dated 1 September 2014;
- Golder, 2015a. Well Installation and Groundwater Monitoring Report – Round 1, Former Caltex Service Station – 607 Pacific Highway, Chatswood, NSW, Ref. 147623016-019-R-Rev0, dated 30 January 2015;
- Golder, 2015b. Remediation and Validation Report, Former Caltex Service Station, 607 Pacific Highway, Chatswood, NSW, Ref. 147623016-016-R-Rev0 dated 5 March 2015.
- Golder, 2015c. Site Management Plan, 607 Pacific Highway Chatswood, Ref. 147623016-020-R-Rev3 dated 24 April 2015 (the “SMP”);
- Golder, 2015d. Post Remediation Groundwater Monitoring Report – Round 2, Former Caltex Service Station – 607 Pacific Highway, Chatswood, NSW, Ref. 147623016-021-R-Rev0, dated 20 July 2015;
- Golder, 2016a. Post Remediation Groundwater Monitoring Report – Round 3, Former Caltex Service Station – 607 Pacific Highway, Chatswood, NSW, Ref. 147623016-022-R-RevA, dated 29 February 2016;
- Golder, 2016b. Post Remediation Groundwater Monitoring Report – Round 4, Former Caltex Service Station – 607 Pacific Highway, Chatswood, NSW, Ref. 147623016-023-R-RevA, dated 11 July 2016;
- NAA, 2012. Re: Asbestos Materials Re-Inspection Report – Chatswood Depot, 339 Mowbray Road, Chatswood, NSW, Ref. SE0037:81224, dated 4 May 2012;

- Nation Partners (NP), 2021a. Data Gap Investigation Report – Chatswood Site, Ref. Chatswood Data Gap Investigation Report\_v3.0.docx, dated April 2021.
- NP, 2021b. Remediation Action Plan – Chatswood Site, Ref. NP19158\_Chatswood RAP v2.0, dated April 2021.
- PPK, 1998. Environmental Site Assessment, Energy Australia Depot at 337-355 Mowbray Road, Artarmon, NSW, Ref. 58K067A.PR\_1248, dated July 1998;
- PPK, 2002. Detailed Site Investigation, Energy Australia Depot, 337-355 Mowbray Road, Chatswood, NSW, Ref. 2116156A PR\_4970.doc, dated August 2002;
- Ramboll, 2016. Re: Review of Former Caltex Chatswood Service Station Post-Remediation Groundwater Monitoring, Ref. AS121141 dated 10 November 2016;
- SKM, 2012. Hazardous Materials Audit, Mowbray House, Nelson Street, Chatswood, Ref. EN03179, dated 23 April 2012;
- WWC, 1996. Underground Storage Tank Removal Works at Sydney Electricity Depot at Chatswood – Soil Sampling and Analytical Validation Report, Ref. L001-A.Doc dated April 1996.

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

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**Site audit report details**

Title: Site Audit Report (Audit LBJ 20/02), Sydney Metro – Chatswood, Corner of Pacific Highway and Mowbray Road, Chatswood, NSW

Report no. GSY0119\_SAR

Date: 3 May 2021

## 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 plan<sup>1</sup>, 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.

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<sup>1</sup> 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:

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## Section A2

### **I certify that, in my opinion:**

Subject to compliance with the **attached** environmental management plan<sup>2</sup> (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: \_\_\_\_\_

Author: \_\_\_\_\_

Date: \_\_\_\_\_ No. of pages: \_\_\_\_\_

### **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 systems<sup>3</sup>
- ☐ requires maintenance of **passive** control systems only<sup>3</sup>.

<sup>2</sup> Refer to Part IV for an explanation of an environmental management plan.

<sup>3</sup> Refer to Part IV for definitions of active and passive control systems.

## Site Audit Statement

Purpose of the EMP:

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Description of the nature of the residual contamination:

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Summary of the actions required by the EMP:

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

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How there will be appropriate public notification:

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Overall comments:

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## Section B

Purpose of the plan<sup>4</sup> which is the subject of this audit:

Remediation of soil contamination sources to render the land suitable for unrestricted  
land use.

**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. 20191728

\*\*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~~

<sup>4</sup> 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/managed\* in accordance with the following plan (**attached**):

\*Strike out as appropriate

Plan title: Remediation Action Plan – Chatswood Site, Ref. NP19158\_Chatswood RAP  
v2.0

Plan author: ERM Australia Pty Ltd

Plan date: April 2021

No. of pages: 84

SUBJECT to compliance with the following condition(s):

At the completion of the remaining targeted assessment, the remediation strategy must be reviewed and confirmed to be suitable in consideration of the results of the asbestos investigation and additional groundwater assessment, or must be revised to address any further remediation or management requirements arising from the additional assessment.

Prior to the implementation of the RAP, a Remediation Works Plan (RWP) and CEMP must be prepared to specify the logistics and environmental controls required to successfully Implement the remediation program.

If residual groundwater contamination is deemed to pose a potential risk under certain future exposure scenarios, then a long-term EMP must be prepared for the ongoing management of the residual groundwater contamination risk.

Overall comments:

Multiple investigation stages have identified unacceptable risks to human health and the environment from contamination sources at the site that require remediation to mitigate the

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risks. The Auditor considers that the RAP prepared for the site specifies an acceptable, practical and technically feasible remedial strategy that, if correctly implemented, should render the site suitable for unrestricted land use, subject to the conditions specified herein.

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### 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. 1001

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**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 Lange Jstad

Date: 03/05/2021

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## 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](mailto: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.

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